PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-110026.0000 RES
C54 2026

sale

2023 SHEWELL STEPHANIE L	2020-06-25	
2024 SHEWELL STEPHANIE L	2020-06-25	
2025 SHEWELL STEPHANIE L	2020-06-25	
2026 SHEWELL STEPHANIE L	2020-06-25	WYKOFFS PT OL 2-3
769 W FRANKLIN ST	1AF	
	$0	
KENTON OH 43326		

Eff Rate:- 44.66 — 47.03 — 46.74 — 46.74 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	10660	10660	10660	10660		10660	12260	12260
Bldg100%	96230	96230	96230	96230		96230	131770	131770
Totl100%	106890t	106890t	106890t	106890t		106890t	144030t	144030t
Cauv100%								
Tax Value:								
Land 35%	3730	3730	3730	3730		3730	4290	4290
Bldg 35%	33680	33680	33680	33680		33680	46120	46120
Totl 35%	37410t	37410t	37410t	37410t		37410t	50410t	50410t
Hmstd35%	36790	36790	36790	36790		36790	49790	
Owner Oc	32.56	32.52	32.44	32.44	32.44	hmstd 3730 l	33060 b	
Hmstd RB								
Net Tax	1505.62	1594.72	1584.06	1584.06	1584.06			
Sp-Asmnt	22.16	35.33	35.33	35.33				

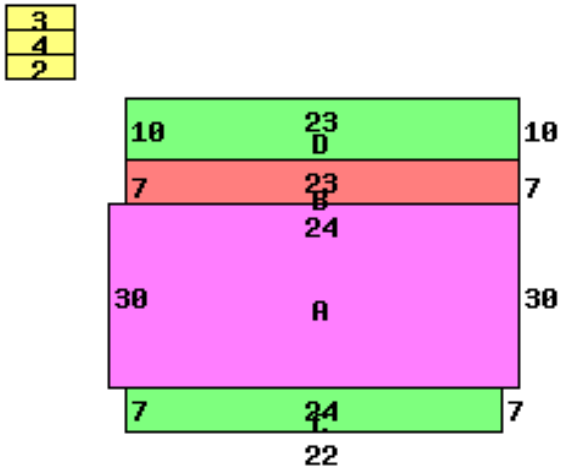
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		720		a	*MAIN
1	F/C	A		161		b	ADDTN
	OP	P		154	4620	c	PORCH
	EFP	P		230	9200	d	PORCH

6-25-2020 TRANSFER ON DEATH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
256	1	2020-06-25	SHEWELL STEPHANIE L	1AF	*	0	7140	77200
390	1	2010-08-18	SHEWELL STEPHANIE L	1WD		87500	9860	74630
304	1	2005-05-19	GUNN JEREMY & GENALYN	1		90000	6740	64200
93	1	2002-03-05	MILLER RYAN E & ROBIN E	1QC	*	0	6690	52340
504	1	2000-08-28	MARTINO DEAN E	1WD		76500	6690	52340
990	7	1993-10-05	BEACH GORDON S & CAROLYN	7WD	*	0	0	41200

Year	Land	Bldg	Total	Net Tax
2022	2630	33150	35780	1637.28
2021	2630	33150	35780	1643.38

project			ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025				
500 HARDIN COUNTY LANDFILL	XA/2025				



769 W FRANKLIN ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	881	100420
	Full Upper	FRAME	720	54360
	Basement		720	13610
	Subtotal			168390
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		D	D		
Panelled Wall		X			
Unfinished Wall	X				
Floor/Carpet		X	X		
Number of Rooms		1	5	3	
Bedrooms			3		
Central Heat			A		
FORCED AIR					
Central A/C			X		
Plumbing					
Standard		1			
Extra 2 Fixture		1			

Air Conditioning	1600	Neighborhood:		
Plumbing	1400	Code:	3670	
Extra Features	13820	Dwl/Gar/NC%	1.5000	
Total Value	185210			
PUB PAVED ST/RD				

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value	
1	DWELLING	2 B F		1601		C	OLD/AV	185210	.55		125020	
2	Garage		18X22	396		C	OLD/AV	9500	.65		4990	
3	Shed	1 F	10X22	220		D	1997AV	2550	.55		1150	CONCRET FL
4	Shed	1 F	10X18	180		D	1989AV	1730	.65		610	

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	66.0000	66.00	380	122	138	168	11090	11090
front lot	8.0000	8.00	170	106	138	146	1170	1170

Call Back: Sign: PSN Date: 2015-02-18 Lister: