

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-110026.0000
C54

RES
2023

sale

Eff Rate:- 44.63 — 50.76 — 50.59 — 44.66 — a/r

2020 SHEWELL STEPHANIE L	2010-08-18
2021 SHEWELL STEPHANIE L	2020-06-25
2022 SHEWELL STEPHANIE L	2020-06-25
2023 SHEWELL STEPHANIE L	2020-06-25
769 W FRANKLIN ST	2020-06-25 WYKOFFS PT OL 2-3
	1AF
KENTON OH 43326	\$0
	07.1-05-11-026

Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	7510	7510	7510	10660	10660
Bldg100%	94710	94710	94710	96230	96230
Totl100%	102230t	102230t	102230t	106890t	106890t
Cauvl00%					
Tax Value:					
Land 35%	2630	2630	2630	3730	3730
Bldg 35%	33150	33150	33150	33680	33680
Totl 35%	35780t	35780t	35780t	37410t	37410t
Hmstd35%	35190	35190	35190	36790	36790
Owner Oc	34.40	34.12	34.14	32.56	32.56
Hmstd RB					
Net Tax	1422.64	1643.38	1637.28	1505.62	
Sp-Asmnt	22.16	22.16	22.16	22.16	

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

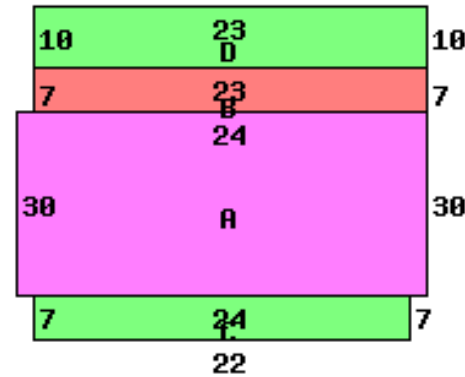
6-25-2020 TRANSFER ON DEATH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
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
2019	2500	27020	29520	1132.96
2018	2500	27020	29520	1134.16

project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			XA/2023
500 HARDIN COUNTY LANDFILL			XA/2023

3
4
2



769 W FRANKLIN ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	881 100420
	Full Upper	FRAME	720 54360
	Basement		720 13610
	Subtotal		168390
Shingle	Roof	GABLE	
Plaster/Drywall	D D		Air Conditioning 1600
Panelled Wall	X		Plumbing 1400
Unfinished Wall	X		Extra Features 13820
Floor/Carpet	X X		Total Value 185210
Number of Rooms	1 5 3		
Bedrooms	3		PUB PAVED ST/RD
Central Heat	A		Neighborhood:
FORCED AIR			Code: 3670
Central A/C	X		Dwl/Gar/NC% 1.0900
Plumbing			
Standard	1		
Extra 2 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F	1601		C	OLD/AV	185210	.55		90850
2 Garage		18X22	396	C	OLD/AV	9500	.65		3620
3 Shed	1 F	10X22	220	D	1997AV	2550	.55		1150 CONCRET FL
4 Shed	1 F	10X18	180	D	1989AV	1730	.65		610
front lot	acres/	effective	depth	actual	effective	extended	true		
front lot	66.0000	frontage	depth	factor	rate	value	value		
front lot	8.0000	8.00	170	106	120	127	9640		
					120	1020	1020		