

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 WYKOFFS PT OL 2-3
769 W FRANKLIN ST	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
Cauvl100%					
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	hmstd 3730 l 33060 b
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

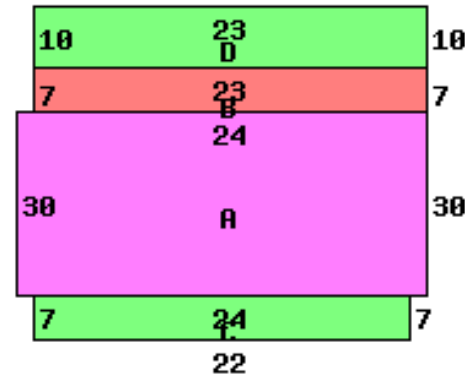
6-25-2020 TRANSFER ON DEATH

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	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
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
4 Shed	1 F	10X18	180		D	1989AV	1730	.65		610
front lot	acres/ frontage	effective frontage	depth	actual factor	rate	effective rate	extended value	true value		
front lot	66.0000	66.00	380	122	120	146	9640	9640		
front lot	8.0000	8.00	170	106	120	127	1020	1020		