PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-110027.0000 RES
C53 2026

sale

2023 BROWN ANTHONY E	2006-11-13	
2024 BROWN ANTHONY E	2006-11-13	
2025 BROWN ANTHONY E	2006-11-13	
2026 BROWN ANTHONY E	2006-11-13	WYKOFFS PT OL 2-3
763 W FRANKLIN ST	1WD	
	$75,000	
KENTON OH 43326		

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

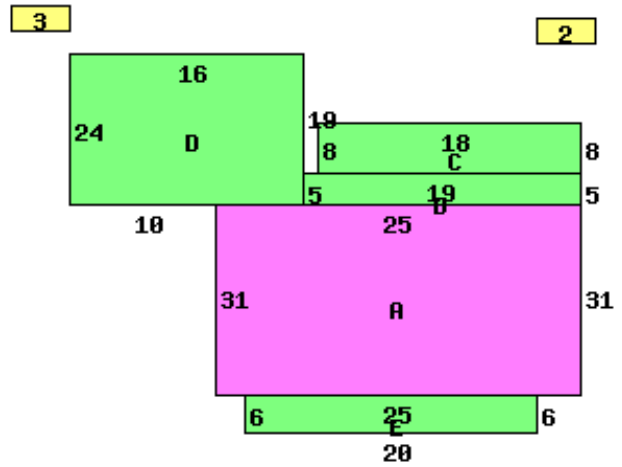
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	6800	6800	6800	6800		6800	7830	7840
Bldg100%	83090	83090	83090	83090		83090	114340	114340
Totl100%	89890t	89890t	89890t	89890t		89890t	122170t	122180t
Cauv100%								
Tax Value:								
Land 35%	2380	2380	2380	2380		2380	2740	2740
Bldg 35%	29080	29080	29080	29080		29080	40020	40020
Totl 35%	31460t	31460t	31460t	31460t		31460t	42760t	42760t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1293.52	1368.44	1359.40	1359.40	1359.40			
Sp-Asmnt	21.75	33.14	33.14	33.14				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		775		a	*MAIN
	EFP	P		95	3800	b	PORCH
	OP	P		144	4320	c	PORCH
	PAT	P		384	1150	d	PORCH
	OP	P		120	3600	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
690	1	2006-11-13	BROWN ANTHONY E	1WD	75000	5970	57510
751	1	2004-11-17	LEASE ELLEN	1WD	69600	5430	49890
465	1	2002-10-30	AUFDENCAMP CHERRIE	1CT *	0	5430	49890

Year	Land	Bldg	Total	Net Tax
2022	1670	28310	29980	1400.46
2021	1670	28310	29980	1405.58

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



763 W FRANKLIN ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	775	94700
	Part Upper	FRAME	775	35080
	Basement		775	14500
	Subtotal			144280
Shingle	Roof	GABLE		

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

Air Conditioning	2800
Extra Features	12870
Total Value	159950
PUB PAVED ST/RD	
Neighborhood:	
Code:	3670
Dwl/Gar/NC%	1.5000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1HB F		1550		C	OLD/AV	159950	.55		107970
2	Garage		22X23	506		C	1967AV	12140	.65		6370
3	Shed	*PP F	8X8	64			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	54.0000	54.00	165	105	138	145	7830	7830
rear lot	.0600	6.00	15	4	40	2	10	10

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