

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-110027.0000
C53

RES
2025

sale

Eff Rate:- 50.59 — 44.66 — 47.03 — 46.74 — a/r

2022 BROWN ANTHONY E	2006-11-13
2023 BROWN ANTHONY E	2006-11-13
2024 BROWN ANTHONY E	2006-11-13
2025 BROWN ANTHONY E	2006-11-13 WYKOFFS PT OL 2-3
763 W FRANKLIN ST	1WD
KENTON OH 43326	\$75,000

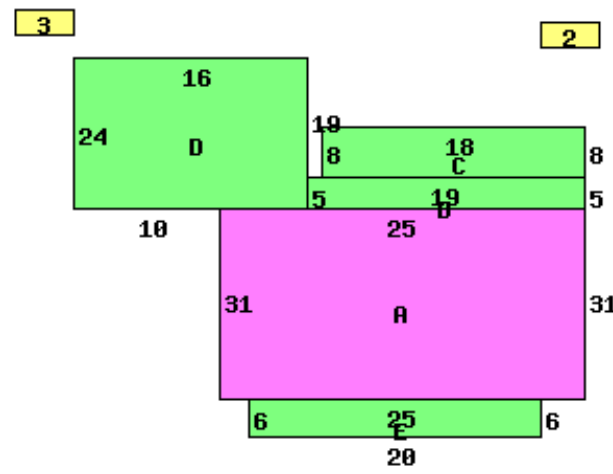
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	4770	6800	6800	6800	6810
Bldg100%	80890	83090	83090	83090	83090
Totl100%	85660t	89890t	89890t	89890t	89900t
Cauv100%					
Tax Value:					
Land 35%	1670	2380	2380	2380	2380
Bldg 35%	28310	29080	29080	29080	29080
Totl 35%	29980t	31460t	31460t	31460t	31460t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1400.46	1293.52	1368.44	1359.40	
Sp-Asmnt	21.75	21.75	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:blgd
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
2021	1670	28310	29980	1405.58
2020	1670	28310	29980	1220.86

Project
902 MAIN DISTRICT CONSERVANCY XA/2025
500 HARDIN COUNTY LANDFILL XA/2025



763 W FRANKLIN ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1H	Sq-Ft Value
Floor Level	
Main	FRAME 775 94700
Part Upper	FRAME 775 35080
Basement	775 14500
Subtotal	144280
Shingle	Roof GABLE
Plaster/Drywall	P P Air Conditioning 2800
Panelled Wall	X X Extra Features 12870
Unfinished Wall	X Total Value 159950
Floor/Carpet	X X
Floor/Concrete	X PUB PAVED ST/RD
Number of Rooms	1 3 3
Bedrooms	3 Neighborhood:
Central Heat	A Code: 3670
FORCED AIR	A Dwl/Gar/NC% 1.0900
Central A/C	
Plumbing	
Standard	1

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1HB F	1550		C	OLD/AV	159950	.55		78460
2 Garage		22X23	506	C	1967AV	12140	.65		4630
3 Shed	*PP F	8X8	64		OLD/	0			0
front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	
rear lot	54.0000	54.00	165	105	120	126	6800	6800	
	.0600	6.00	15	4	40	2	10	10	

Call Back:

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

36-110027.0000-v082020R