PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-110027.0000 RES
C53 2025

sale

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	
	$75,000	
KENTON OH 43326		

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

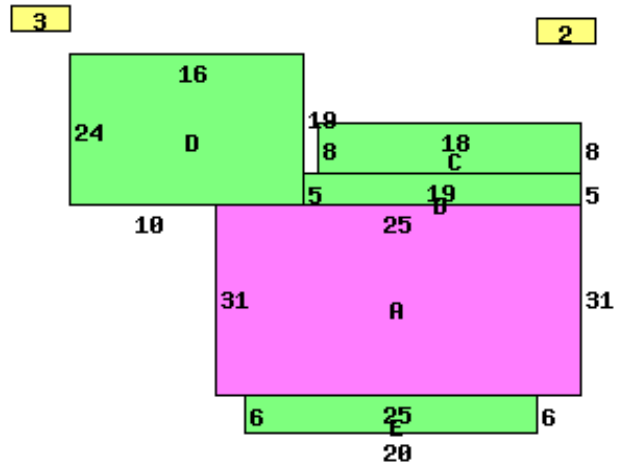
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	4770	6800	6800	6800	6810
Bldg100%	80890	83090	83090	83090	83090
Totl100%	85660t	89890t	89890t	89890t	89900t
Cauv100%					
Tax Value:					
Land 35%	1670	2380	2380	2380	2380
Bldg 35%	28310	29080	29080	29080	29080
Totl 35%	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: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
2021	1670	28310	29980	1405.58
2020	1670	28310	29980	1220.86

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%	1.0900

	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		78460
2	Garage		22X23	506		C	1967AV	12140	.65		4630
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	120	126	6800	6800
rear lot	.0600	6.00	15	4	40	2	10	10

Call Back: Sign: PSN Date: 2015-02-18 Lister: 36-110027.0000-v082020R