

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-110028.0000  
C52

RES  
2025

sale

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

2022 LOPEZ ALBA B	2021-07-19
2023 LOPEZ ALBA B	2021-07-19
2024 LOPEZ ALBA B	2021-07-19
2025 LOPEZ ALBA B	2021-07-19
755 & & 757 & 757 1/2 W FR ANKLIN	WYKOFFS OL 2-3
KENTON OH 43326	1WD
	\$72,500

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	530	530	530	530	530
Acres	5490	7860	7860	7860	7860
Land100%	65110	77030	77030	77030	77040
Bldg100%	70600t	84890t	84890t	84890t	84900t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	1920	2750	2750	2750	2750
Bldg 35%	22790	26960	26960	26960	26960
Totl 35%	24710t	29710t	29710t	29710t	29710t
Hmstd35%					
Owner Oc					
Hmstd RB	1154.30	1221.58	1292.30	1283.78	
Net Tax					
Sp-Asmnt	444.52	225.20	83.86	293.39	

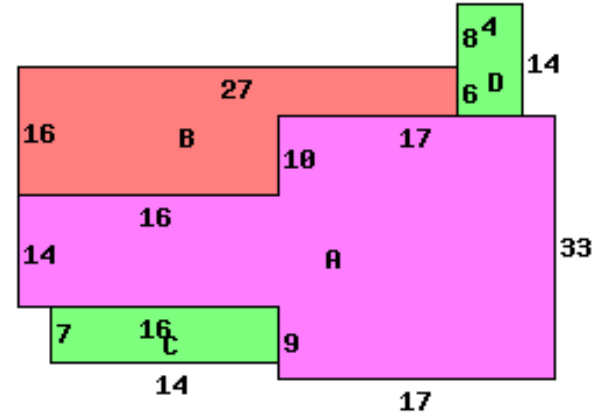
SHB+ 1H	CONS F/C	TYPE M	FACT	SQ-FT 785	VALUE	a *MAIN
1 B	F	A		322		b ADDTN
	OFFP	P		98	2940	c PORCH
	EFPP	P		56	2240	d PORCH

755 W FRANKLIN ST

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
347	1	2021-07-19	LOPEZ ALBA B	1WD	72500	5490	65110
121	1	2020-05-01	THOMAS BRENT A	1WD	56500	5230	53490
148	1	2000-03-14	CHAMBERLAIN HELEN EILEEN	1WD	42000	6200	63400
601	9	1997-10-06	JONES NEIL H LE	9QC *	0	6540	50600
601	7	1997-10-06	JONES NEIL H TRUSTEE	7AF *	0	6540	50600
750	7	1995-08-11	JONES FAMILY TRUST	7QC *	0	6510	43400

Year	Land	Bldg	Total	Net Tax
2021	1920	22790	24710	1158.50
2020	1920	22790	24710	1006.24

Project	ben acres	%	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
642 TRASH-KENTON CITY			XA/2025
539 DELQ WATER - KENTON CORP			XA/2025
540 DELQ SEWER - KENTON CORP			XA/2025



757 & 757 1/2 W FRANKLIN S 43326

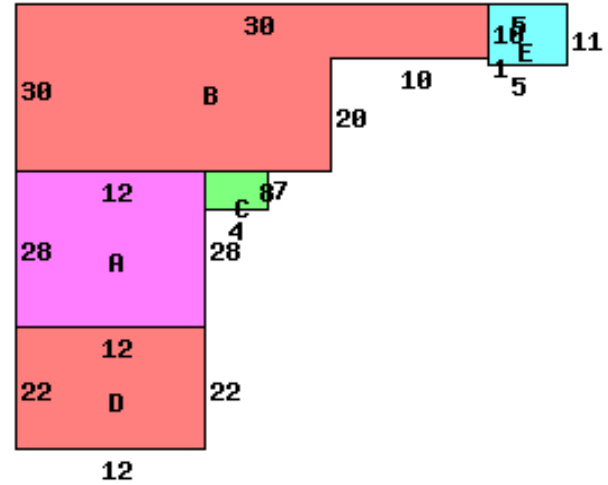
Occupancy 3 Tri-plex	*DWELLING COMPUTATIONS
Story Height 1H	Sq-Ft Value
Floor Level	
Main	FRAME 1107 102170
Part Upper	FRAME 785 35540
Basement	48 1170
Subtotal	138880
Shingle	Roof GABLE
Plaster/Drywall	P P 2 / Extra Living Units 7000
Panelled Wall	X Plumbing 3500
Unfinished Wall	X Extra Features 5180
Floor/Carpet	X X Total Value 154560
Floor/Tile-Lino	L L
Number of Rooms	1 5 3 PUB PAVED ST/RD
Bedrooms	2 1 Neighborhood:
Central Heat	A Code: 3670
FORCED AIR	Dwl/Gar/NC% 1.0900
Plumbing	
Standard	2

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1H F/C	FtxFt	Area	Grade	Cond	Dpr	Dpr	Value
		1892		C	OLD/AV	.55	.40	45490
front lot	acres/	effective	depth	depth	actual	effective	extended	true
	frontage	frontage	factor	factor	rate	rate	value	value
	60.0000	60.00	180	109	120	131	7860	7860

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

CAMA / Cont: 1

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		336		a	*MAIN
1	F/C	A		700		b	ADDTN
	EFP	P		28	1120	c	PORCH
1	F/C	A		264		d	ADDTN
04	F	O		55	660	e	OTHER



755-757 & 757 1/2 W FRANKLIN 43326

Occupancy 2 Duplex		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level		1300	107470
Shingle			107470
Plaster/Drywall		Extra Living Units	3500
Panelled Wall		Plumbing	2100
Floor/Carpet		Extra Features	1780
Number of Rooms	4	Total Value	114850
Bedrooms	1		
Central Heat	A		
ELECTRIC			
Plumbing			
Standard	1		
Extra 3 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
2 DWELLING	1 F	FtxFt	1300	Rate		Cond	Value	Dpr	Dpr	Value
						C- OLD/FR	103370	.65	.20	31550

Call Back: - - - - Sign: Date: Lister: 36-110028.0000-v082020R