PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-110028.0000 RES
C52 2026

sale

2023 LOPEZ ALBA B	2021-07-19	
2024 LOPEZ ALBA B	2021-07-19	
2025 LOPEZ ALBA B	2021-07-19	
2026 LOPEZ ALBA B	2021-07-19	WYKOFFS OL 2-3
755 & & 757 & 757 1/2 W FR ANKLIN	1WD	
	$72,500	
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	530	530	530	530	0	530	530	530
Acres								
Land100%	7860	7860	7860	7860		7860	9000	9000
Bldg100%	77030	77030	77030	77030		77030	106030	106020
Totl100%	84890t	84890t	84890t	84890t		84890t	115030t	115020t
Cauv100%								
Tax Value:								
Land 35%	2750	2750	2750	2750		2750	3150	3150
Bldg 35%	26960	26960	26960	26960		26960	37110	37110
Totl 35%	29710t	29710t	29710t	29710t		29710t	40260t	40260t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1221.58	1292.30	1283.78	1283.78	1283.78			
Sp-Asmnt	225.20	83.86	293.39	293.39				

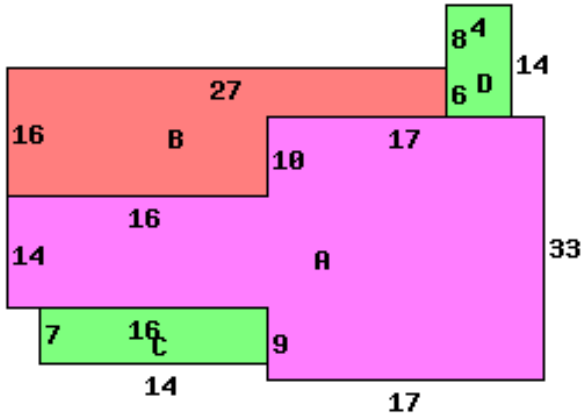
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		785		a	*MAIN
1 B	F	A		322		b	ADDTN
	OFP	P		98	2940	c	PORCH
	EFP	P		56	2240	d	PORCH

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
181	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
2022	1920	22790	24710	1154.30
2021	1920	22790	24710	1158.50

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 Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1107	102170
	Part Upper	FRAME	785	35540
	Basement		48	1170
	Subtotal			138880
Shingle	Roof	GABLE		

	B	1	2	U	A			
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%	1.5000
Plumbing								
Standard	2							

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1H F/C		1892		C	OLD/AV	154560	.55	.40	62600

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	60.0000	60.00	180	109	138	150	9000	9000

Call Back: Sign: PSN Date: 2015-02-18 Lister:
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36-110028.0000-v082020R

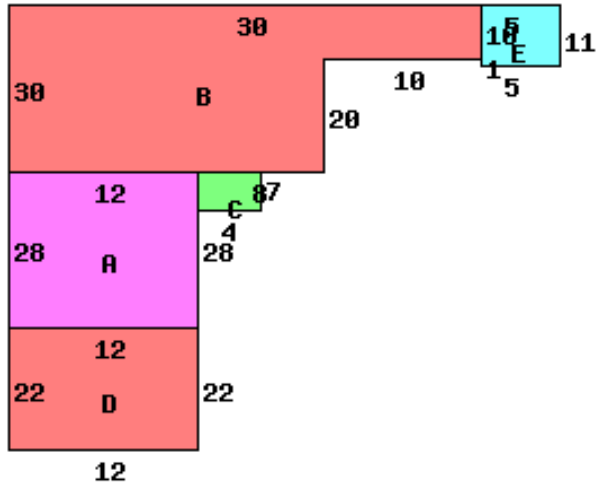
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CAMA / Cont: 1

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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1300	107470
	Subtotal			107470
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	P	Extra Living Units	3500
Panelled Wall	X	Plumbing	2100
Floor/Carpet	X	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 FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
2	DWELLING	1 F		1300		C-	OLD/FR	103370	.65	.20	43420

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