PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-110029.0000 RES
C51 2025

sale

2022	419RENT LLC	2021-07-08
2023	419RENT LLC	2021-07-08
2024	419RENT LLC	2021-07-08
2025	419RENT LLC	2021-07-08 WYKOFFS PT OL 2-3
	751 W FRANKLIN ST	10
		$320,000
	KENTON OH 43326	

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

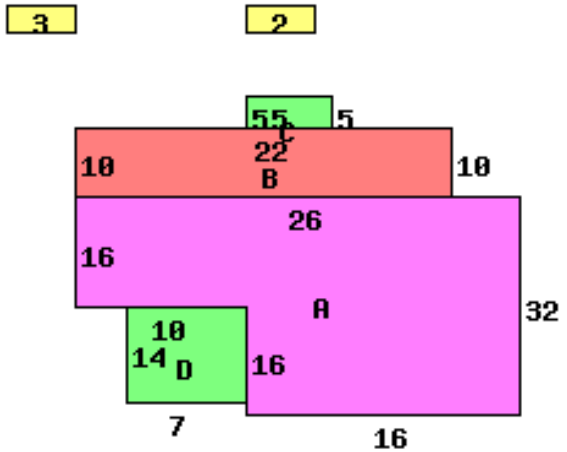
	2022	2023	2024	2025	CAMA
Tax Year					
Prop Cls	510	510	510	510	510
Acres					
Land100%	5200	7460	7460	7460	7470
Bldg100%	60400	69230	69230	69230	69230
Totl100%	65600t	76690t	76690t	76690t	76700t
Cauv100%					
Tax Value:					
Land 35%	1820	2610	2610	2610	2610
Bldg 35%	21140	24230	24230	24230	24230
Totl 35%	22960t	26840t	26840t	26840t	26850t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1072.52	1103.56	1167.46	1159.76	
Sp-Asmnt	21.31	21.31	31.80	31.80	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1T	F/C	M		672		a	*MAIN
1 B	F	A		220		b	ADDTN
	STP	P		25	100	c	PORCH
	OP	P		98	2940	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
323	10	2021-07-08	419RENT LLC	10	*	320000	5200	60400
353	7	2015-09-10	CMFH LLC	7WD	*	0	6000	39060
118	1	2008-03-07	HENSON COREY	1WD	*	12000	6510	71030
310	1	2007-06-18	WELLS FARGO BANK NA	1SH	*	42668	6510	71030
181	1	2005-03-29	LAWARRE ANGELA	1WD		85000	5940	66230
799	1	2004-12-07	WEAVER PHILLIP L	1WD		35000	5940	66230
750	1	2004-11-15	DEUTSCH BANK NATIONAL TR	1SH		42000	5940	66230
111	1	2002-03-08	GRATZ BILLY & JACQUELINE	1SD		59000	5910	54770
199	1	1994-03-16	ROBERTS CHARLES W & BREN	1WD		37500	0	31310

Year	Land	Bldg	Total	Net Tax
2021	1820	21140	22960	1076.44
2020	1820	21140	22960	934.98

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



751 W FRANKLIN ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1T				
Floor Level	Main	FRAME	892	101670
	Part Upper	FRAME	672	38590
	Basement		220	4510
	Subtotal			144770
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	P P	Extra Features	3040
Unfinished Wall	X	Total Value	147810
Floor/Pine	X		
Floor/Carpet	X X	PUB PAVED ST/RD	
Number of Rooms	1 4 3		
Bedrooms	3	Neighborhood:	
		Code:	3670
Central Heat	A	Dwl/Gar/NC%	1.0900
HOT WATER			
Plumbing			
Standard	1		

	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		1564		C	OLD/AV	147810	.55	.20	58000	
2	Shed	*PP	8X10	90			OLD/	0			0	
3	Garage	F	24X36	864		C	1998AV	22900	.55		11230	CONCRET FL

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	56.5000	57.00	180	109	120	131	7470	7470

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

36-110029.0000-v082020R