PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-110029.0000 RES
C51 2026

sale

2023	419RENT LLC	2021-07-08
2024	419RENT LLC	2021-07-08
2025	419RENT LLC	2021-07-08
2026	419RENT LLC	2021-07-08 WYKOFFS PT OL 2-3
	751 W FRANKLIN ST	10
		$320,000
	KENTON OH 43326	

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

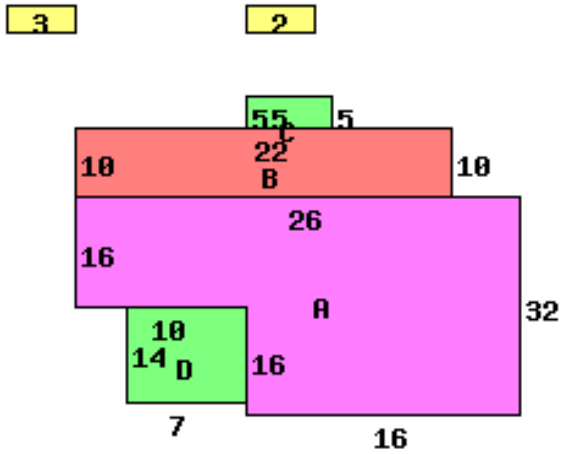
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7460	7460	7460	7460		7460	8540	8550
Bldg100%	69230	69230	69230	69230		69230	95290	95280
Totl100%	76690t	76690t	76690t	76690t		76690t	103830t	103830t
Cauv100%								
Tax Value:								
Land 35%	2610	2610	2610	2610		2610	2990	2990
Bldg 35%	24230	24230	24230	24230		24230	33350	33350
Totl 35%	26840t	26840t	26840t	26840t		26840t	36340t	36340t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1103.56	1167.46	1159.76	1159.76	1159.76			
Sp-Asmnt	21.31	31.80	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
2022	1820	21140	22960	1072.52
2021	1820	21140	22960	1076.44

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	
Unfinished Wall	X		
Floor/Pine		X	
Floor/Carpet		X X	
Number of Rooms	1	4 3	
Bedrooms		3	
Central Heat		A	
HOT WATER			
Plumbing			
Standard	1		

Extra Features	3040
Total Value	147810
PUB PAVED ST/RD	
Neighborhood:	
Code:	3670
Dwl/Gar/NC%	1.5000

	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	79820	
2	Shed	*PP	8X10	90			OLD/	0			0	
3	Garage	F	24X36	864		C	1998AV	22900	.55		15460	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	138	150	8550	8550

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

36-110029.0000-v082020R