

PLEASANT TWP
KENTON CORP

09:54 AM

RES
2024

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

- sale

2021 OMMERT GAY E
2022 OMMERT GAY E
2023 OMMERT TRAVIS L
2024 OMMERT TRAVIS L
745 W FRANKLIN ST
KENTON OH 43326

2014-05-08
2014-05-08
2022-01-14
2022-01-14 WYKOFFS PT OL 2-3
1WD
\$0

- Eff Rate:-	50.76	50.59	44.66	47.03
Tax Year	2021	2022	2023	2024
Prop CIs	520	520	520	520
Acres				
Land100%	5200	5200	7460	7460
Bldg100%	70090	70090	100430	100430
Tot100%	75290t	75290t	107890t	107890t

CAMA
520
7470
00420
07890t

2025 OMMERT GAY E & RON
745 W FRANKLIN ST
KENTON OH 43326

2024-01-02
1QC

Tax Value:				
Land 35%	1820	1820	2610	2610
Bldg 35%	24530	24530	35150	35150
Totl 35%	26350t	26350t	37760t	37760t
Hmstd35%				
Owner 0c				
Hmstd RB				
Net Tax	1235.38	1230.90	1552.56	1642.46
Sp-Asmnt	38.94	38.94	206.66	52.97

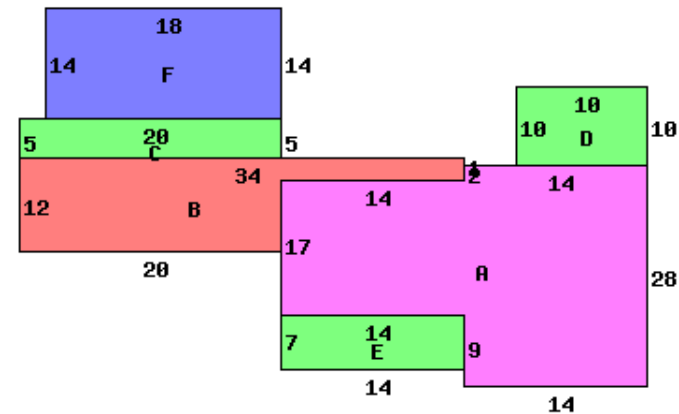
SHB+ 1H 1	CONS	TYPE	FACT	SQ-FT	VALUE
	F/C	M		630	
	F/C	A		282	
	EPF	P		100	4000
	OPF	P		100	3000
	OP	P		98	2940
	CAR	G		252	1970

a	*MAIN
b	ADDTN
c	PORCH
d	PORCH
e	PORCH
f	GRAGE

Serial#	#p	sale date	To	Type/Invalid?	Sales\$	co:land	co:blgd
36	1	2024-01-02	OMMERT GAY E & RON	10C *	0	7466	100430
37	1	2022-01-14	OMMERT TRAVIS L	1WD *	0	5200	70900
176	1	2014-05-08	OMMERT GAY E	10C *	20000	6000	63060
471	1	1992-05-21		1WD *	35000	34110	0
137	1	1990-02-23		1UN *	0	0	34110

Year	Land	Bldg	Total	Net Tax
2020	1820	24530	26350	1073.04
2019	1740	19790	21530	847.84

p r o j e c t				ben acres	/ %	factor
02	MAIN DISTRICT	CONSERVANCY	XA/2024			
00	HARDIN COUNTY	LANDFILL	XA/2024			



745 W FRANKLIN ST 43326

Occupancy 1 Single Family				*DWELLING COMPUTATIONS	
				Sq-Ft	Value
Story Height	1H			912	99880
Floor Level		Main	FRAME		
		Part Upper	FRAME	630	31230
		Subtotal			131110
Shingle		Roof	GABLE		
	B	1 2 U A			
Plaster/Drywall		P		Air Conditioning	2770
Panelled Wall		X		Garages and Carports	1970
Floor/Pine		X X		Extra Features	9940
Floor/Carpet		X		Total Value	145790
Number of Rooms		7			
Bedrooms		3		PUB PAVED ST/RD	
Central Heat		A		Neighborhood:	
FORCED AIR				Code:	3670
Central A/C		A		Dwl/Gar/NC%	1.0900
Plumbing					
Standard		1			

1	Bldg Type DWELLING	SHB+Cons 1H F/C	DixHt FtxFt	Area 1542	Unit Rate	Grade C	Blt/Renov Cond 1910AV	Replace Value 145790	Phy Dpr .55	Fnc Dpr .20	True Value 57210
front lot		acres/ frontage 56.9100	effective frontage 57.00	depth 180	depth factor 109	actual rate 120	effective rate 131	extended value 7470	true value 7470		

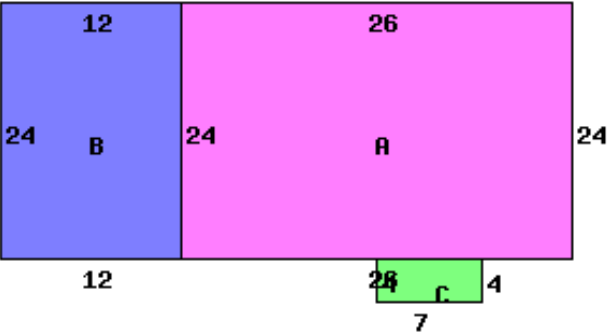
Call Back:
Call Back:

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

36-110030.0000-v082020R

CAMA / Cont: 1

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F	M		624	2260	a	*MAIN
	CAR1	G		288	420	b	GRAGE
	WDD	P		28		c	PORCH



745 W FRANKLIN ST

Occupancy 1 Single Family			*DWELLING COMPUTATIONS	
			Sq-Ft	Value
Story Height	1			
Floor Level		Main	624	83340
		Subtotal		83340
Shingle		Roof		
	B 1 2 U A	FRAME		
		GABLE		
Plaster/Drywall	D			
Floor/Carpet	X			
Floor/Tile-Lino	X			
Number of Rooms	3			
Bedrooms	1			
Central Heat	A			
ELECTRIC				
Plumbing				
Standard	1			
			Garages and Carports	2260
			Extra Features	420
			Total Value	86020

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
2 DWELLING	1 F	FtxFt	624	Rate	D	1985AV	68820	.28	.20	Value

Call Back: - - - - Sign: Date: Lister: 36-110030.0000-v082020R