

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-110038.0000
C55

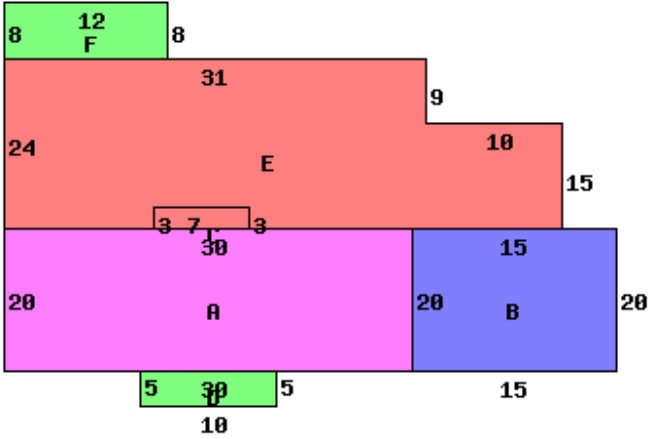
RES
2025

sale

2022	EVANS DANIEL A & BRIT	2021-11-16	
2023	EVANS DANIEL A & BRIT	2021-11-16	
2024	EVANS DANIEL A & BRIT	2021-11-16	
2025	EVANS DANIEL A & BRITTA	2021-11-16	WYKOFFS PT OL 2-3
	775 W FRANKLIN ST	1SD	
	KENTON OH 43326	\$125,000	

Eff Rate:-	50.59	44.66	47.03	47.03	a/r	
Tax Year	2022	2023	2024	2025		CAMA
Prop Cls	510	510	510	510		510
Acres						
Land100%	6060	8710	8710	8710		8700
Bldg100%	84060	94110	94110	94110		94100
Totl100%	90110t	102830t	102830t	102830t		102800t
Cauv100%						
Tax Value:						
Land 35%	2120	3050	3050	3050		3050
Bldg 35%	29420	32940	32940	32940		32940
Totl 35%	31540t	35990t	35990t	35990t		35980t
Hmstd35%						
Owner 0c						
Hmstd RB						
Net Tax	1473.34	1479.78	1565.48			
Sp-Asmnt	21.81	21.81	34.45			

SHB+ 1 B	CONS F	TYPE M	FACT	SQ-FT 600	VALUE 7200	a	*MAIN
1	F/C	A		300		b	GRAGE
1	OPF	P		21	1500	c	ADDTN
1	F/C	A		50		d	PORCH
	DK	P		873		e	ADDTN
				96	1440	f	PORCH
Sale#	#d	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
623	1	2021-11-16	EVANS DANIEL A & BRITTANY	1SD	125000	6060	84060
277	1	2017-06-16	PAULEY BRANDON J & ASHLEY	1WD	87000	6910	62970
270	1	2013-05-31	HARP AMANDA K	1WD	81400	6910	61400
440	1	2000-07-31	HATTERY BRIAN F & JENNIF	1SD	45000	6860	31510
242	1	1996-04-30	SCHLINGLOF STE	1WD	41250	7200	20110
1045	1	1995-10-26	DRUMM PHILLIP T & MYRA E	1WD	37500	7200	20110
936	1	1995-09-28	RICHARDSON RICK L	1WD	36000	7200	20110
274	1	1995-04-13	KINNEAR KELVIN & SUSAN	WD	23000	7200	20110
219	1	1990-03-23		1WD	27694	0	23630
Year	Land	Bldg	Total	Net Tax			
2021	2120	29420	31540	1478.70			
2020	2120	29420	31540	1284.36			
p r o j e c t				ben acres	/ %	factor	
902 MAIN DISTRICT CONSERVANCY				XA/2025			
500 HARDIN COUNTY LANDFILL				XA/2025			



775 W FRANKLIN ST 43326

Occupancy 1 Single Family			*DWELLING COMPUTATIONS		Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
			Sq-Ft Value		1 DWELLING	1 B F	FtxFt	1494	Rate	C	1950GD	Value	Dpr	Dpr	Value
Story Height 1															
Floor Level															
			Main	FRAME											
			Basement		1494										
			Subtotal		600										
			Roof												
Shingle				GABLE											
			B 1 2 U A												
Plaster/Drywall			D												
Panelled Wall			P		Air Conditioning										
Unfinished Wall			X		Plumbing										
Floor/Hardwood			X		Garages and Carports										
Floor/Carpet			X		Extra Features										
Floor/Concrete			X		Total Value										
Floor/Tile-Lino			T												
Number of Rooms			9		PUB PAVED ST/RD										
Bedrooms			3		Neighborhood:										
					Code:										
Central Heat			A		Dwl/Gar/NC%										
FORCED AIR															
Central A/C			A												
Plumbing															
Standard			1												
Extra 3 Fixture			1												
												</			