

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-110038.0000
C55

RES
2025

sale

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

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

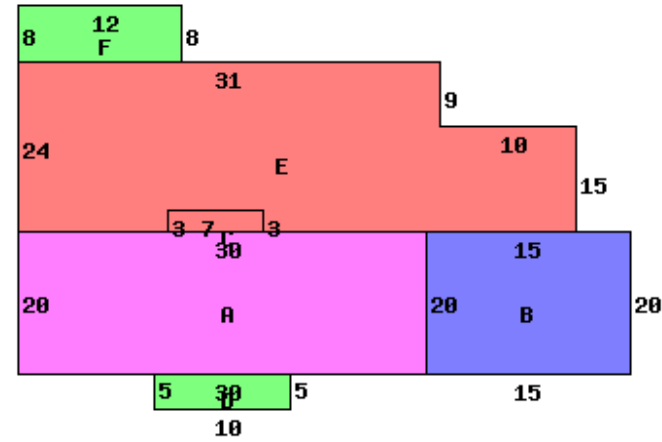
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	6060	8710	8710	8710	8700
Land100%	84060	94110	94110	94110	94100
Bldg100%	90110t	102830t	102830t	102830t	102800t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	2120	3050	3050	3050	3050
Bldg 35%	29420	32940	32940	32940	32940
Totl 35%	31540t	35990t	35990t	35990t	35980t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1473.34	1479.78	1565.48	1555.16	
Sp-Asmnt	21.81	21.81	34.45	34.45	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	
1	B	F	M	600		a *MAIN
		F	G	300	7200	b GRAGE
		F/C	A	21		c ADDTN
		OFF	P	50	1500	d PORCH
		F/C	A	873		e ADDTN
		DK	P	96	1440	f PORCH

Sale#	#p	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	LWD	87000	6910	62970
270	1	2013-05-31	HARP AMANDA K	LWD	81400	6910	61400
440	1	2000-07-31	HATTERY BRIAN F & JENNIF	1SD	45000	6860	31510
242	1	1996-04-30	SCHLINGLOF STE	LWD	41250	7200	20110
1045	1	1995-10-26	DRUMM PHILLIP T & MYRA E	LWD	37500	7200	20110
936	1	1995-09-28	RICHARDSON RICK L	LWD	36000	7200	20110
274	1	1995-04-13	KINNEAR KELVIN & SUSAN	WD	23000	7200	20110
219	1	1990-03-23		LWD	27694	0	23630

Year	Land	Bldg	Total	Net Tax
2021	2120	29420	31540	1478.70
2020	2120	29420	31540	1284.36

Project	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
Story Height	1	Sq-Ft Value
Floor Level	Main	FRAME 1494 117590
	Basement	600 11420
	Subtotal	129010
Shingle	Roof	GABLE
	B 1 2 U A	
Plaster/Drywall	D	Air Conditioning 2630
Panelled Wall	P	Plumbing 2100
Unfinished Wall	X	Garages and Carports 7200
Floor/Hardwood	X	Extra Features 2940
Floor/Carpet	X	Total Value 143880
Floor/Concrete	X	
Floor/Tile-Lino	T	PUB PAVED ST/RD
Number of Rooms	9	
Bedrooms	3	Neighborhood:
		Code: 3670
Central Heat	A	Dwl/Gar/NC% 1.0900
FORCED AIR		
Central A/C	A	
Plumbing		
Standard	1	
Extra 3 Fixture	1	

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F	FtxFt	1494	Rate	C	1950GD	143880	.40	Dpr	94100
		effective	depth	depth	actual	effective	extended	value	true	value
	front lot	frontage	frontage	depth	rate	rate	value	value	value	value
		64.0000	64.00	200	113	120	136	8700	8700	8700

Call Back:

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

36-110038.0000-v082020R