PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-110038.0000 RES
C55 2026

sale

2023 EVANS DANIEL A & BRIT	2021-11-16	
2024 EVANS DANIEL A & BRIT	2021-11-16	
2025 EVANS DANIEL A & BRIT	2021-11-16	
2026 EVANS DANIEL A & BRITTA	2021-11-16	WYKOFFS PT OL 2-3
775 W FRANKLIN ST	1SD	
	$125,000	
KENTON OH 43326		

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

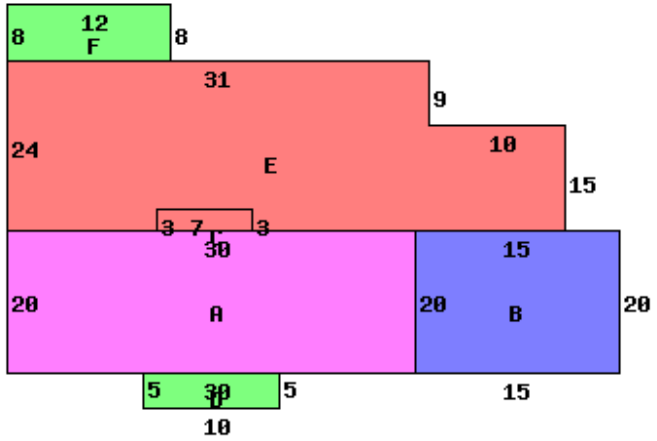
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	8710	8710	8710	8710		8710	9970	9980
Bldg100%	94110	94110	94110	94110		94110	129490	129490
Totl100%	102830t	102830t	102830t	102830t		102830t	139460t	139470t
Cauv100%								
Tax Value:								
Land 35%	3050	3050	3050	3050		3050	3490	3490
Bldg 35%	32940	32940	32940	32940		32940	45320	45320
Totl 35%	35990t	35990t	35990t	35990t		35990t	48810t	48810t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1479.78	1565.48	1555.16	1555.16	1555.16			
Sp-Asmnt	21.81	34.45	34.45	34.45				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		600		a	*MAIN
	F	G		300	7200	b	GRAGE
1	F/C	A		21		c	ADDTN
	OFP	P		50	1500	d	PORCH
1	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	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
2022	2120	29420	31540	1473.34
2021	2120	29420	31540	1478.70

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

			Sq-Ft	Value
Story Height 1				
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%	1.5000
FORCED AIR				
Central A/C		A		
Plumbing				
Standard	1			
Extra 3 Fixture	1			

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F		1494		C	1950GD	143880	.40		129490

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	64.0000	64.00	200	113	138	156	9980	9980

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