

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-110039.0000
C56

RES
2025

sale

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

2022	RETTIG ANTHONY II	2015-08-26			
2023	RETTIG ANTHONY II	2015-08-26			
2024	RETTIG ANTHONY II	2015-08-26			
2025	RETTIG ANTHONY II	2015-08-26	WYKOFFS PT 60 X 200 FT OL		
	785 W FRANKLIN ST		LWD 2-3		
	KENTON OH 43326		\$25,000		

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	5660	8170	8170	8170	8160
Bldg100%	48000	61000	61000	61000	61000
Totl100%	53660t	69170t	69170t	69170t	69160t
Cauvl00%					
Tax Value:					
Land 35%	1980	2860	2860	2860	2860
Bldg 35%	16800	21350	21350	21350	21350
Totl 35%	18780t	24210t	24210t	24210t	24210t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	877.28	995.44	1053.06	1046.14	
Sp-Asmnt	20.79	20.79	31.03	31.03	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE			
1 B	F	M		600		a	*MAIN	
1	F/C	A		280		b	ADDIN	
	STP	P		54	220	c	PORCH	

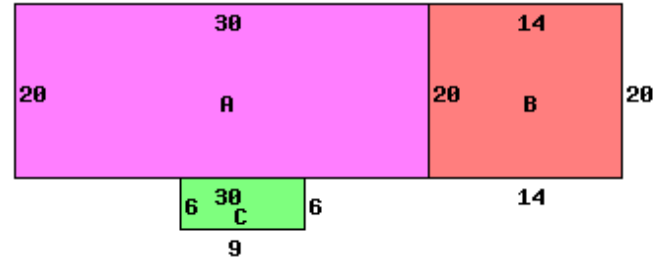
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
422	1	2015-08-26	RETTIG ANTHONY II	LWD	25000	6490	28600
279	2	2014-12-10	ANDERSON GERALD W	2QC *	0	6490	28600
577	3	2014-12-10	ANDERSON GERALD W & GLENN	3CT *	0	6490	28600
506	1	2008-10-06	ANDERSON GARY A	LWD *	40000	7060	45400
789	1	1992-08-20		LWD	23500	0	26110
20	0	1986-01-10		LWD *	30000	0	20510

Year	Land	Bldg	Total	Net Tax
2021	1980	16800	18780	880.46
2020	1980	11590	13570	552.60

Project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY				
500 HARDIN COUNTY LANDFILL				

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2



785 W FRANKLIN ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level		
	Main	FRAME
	Basement	
	Subtotal	111720
Shingle	Roof	GABLE
	B 1 2 U A	
Plaster/Drywall	P	Extra Features
Unfinished Wall	X	Total Value
Floor/Pine	X	
Number of Rooms	5	PUB PAVED ST/RD
Bedrooms	3	
Central Heat	A	Neighborhood:
GRAV AIR		Code:
Plumbing		Dwl/Gar/NC%
Standard	1	

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F			D	OLD/AV	89550	.55	Dpr	43920
2 Shed	*PP	12X12	0		OLD/	0			0
3 Garage		24X32	768	C	2020AV	18430	.15		17080
front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	
	60.0000	60.00	200	113	120	136	8160	8160	