PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-110039.0000 RES
C56 2026

sale

2023 RETTIG ANTHONY II	2015-08-26	
2024 RETTIG ANTHONY II	2015-08-26	
2025 RETTIG ANTHONY II	2015-08-26	
2026 RETTIG ANTHONY II	2015-08-26	WYKOFFS PT 60 X 200 FT OL
785 W FRANKLIN ST	1WD	2-3
	$25,000	
KENTON OH 43326		

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

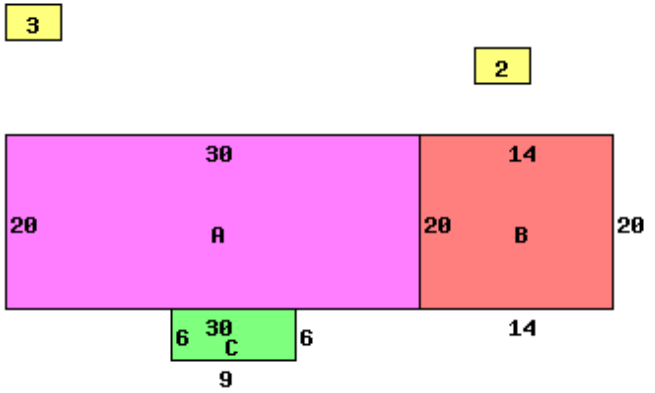
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	8170	8170	8170	8170		8170	9370	9360
Bldg100%	61000	61000	61000	61000		61000	83940	83950
Totl100%	69170t	69170t	69170t	69170t		69170t	93310t	93310t
Cauv100%								
Tax Value:								
Land 35%	2860	2860	2860	2860		2860	3280	3280
Bldg 35%	21350	21350	21350	21350		21350	29380	29380
Totl 35%	24210t	24210t	24210t	24210t		24210t	32660t	32660t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	995.44	1053.06	1046.14	1046.14	1046.14			
Sp-Asmnt	20.79	31.03	31.03	31.03				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		600		a	*MAIN
1	F/C	A		280		b	ADDTN
	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	1WD		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	1WD	*	40000	7060	45400
789	1	1992-08-20		1WD		23500	0	26110
20	0	1986-01-10			*	30000	0	20510

Year	Land	Bldg	Total	Net Tax
2022	1980	16800	18780	877.28
2021	1980	16800	18780	880.46

project			ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			



785 W FRANKLIN ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	880	100300
	Basement		600	11420
	Subtotal			111720
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	P	Extra Features	220
Unfinished Wall	X	Total Value	111940
Floor/Pine	X		
Number of Rooms	5	PUB PAVED ST/RD	
Bedrooms	3		
		Neighborhood:	
Central Heat	A	Code:	3670
GRAV AIR		Dwl/Gar/NC%	1.5000
Plumbing			
Standard	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		880		D	OLD/AV	89550	.55		60450
2	Shed	*PP	12X12	0			OLD/	0			0
3	Garage		24X32	768		C	2020AV	18430	.15		23500

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	60.0000	60.00	200	113	138	156	9360	9360

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