

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-110041.0000
D01

RES
2025

sale

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

2022 MCFARLIN MICHAEL L &	2017-07-26
2023 MCFARLIN MICHAEL L &	2017-07-26
2024 MCFARLIN MICHAEL L &	2017-07-26
2025 MCFARLIN MICHAEL L & AM	2017-07-26 WYKOFFS PT OL 8
802 W FRANKLIN ST	1SD
KENTON OH 43326	\$8,600

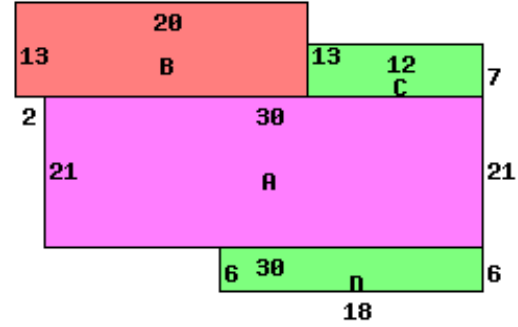
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	5030	7200	7200	7200	7200
Bldg100%	52940	74090	74090	74090	74090
Totl100%	57970t	81290t	81290t	81290t	81290t
Cauv100%					
Tax Value:					
Land 35%	1760	2520	2520	2520	2520
Bldg 35%	18530	25930	25930	25930	25930
Totl 35%	20290t	28450t	28450t	28450t	28450t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	947.82	1169.78	1237.50	1229.34	
Sp-Asmnt	21.17	21.17	32.26	32.26	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		630			
1	F/A	A		260			ADDTN
	EPF	P		84	3360		PORCH
	OP	P		108	3240		PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
356	1	2017-07-26	MCFARLIN MICHAEL L & AMY	1SD	8600	5770	39890
436	1	2006-10-23	CANNODE THERESA M ETAL	1CT *	0	5030	46830
1258	1	1993-12-27	SMITH RITA M	1CT *	0	0	29200

Year	Land	Bldg	Total	Net Tax
2021	1760	18530	20290	951.26
2020	1760	18530	20290	826.24

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



802 W FRANKLIN ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1	Sq-Ft Value
Floor Level	890 101440
Metal	Subtotal 101440
Plaster/Drywall	P
Panelled Wall	X
Floor/Carpet	X
Floor/Tile-Lino	X
Number of Rooms	5
Bedrooms	3
Central Heat	A
FORCED AIR	
Plumbing	
Standard	1
Extra Features	6600
Total Value	108040
PUB PAVED ST/RD	
Neighborhood:	
Code:	3670
Dwl/Gar/NC%	1.0900

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C			Cond	Value	Dpr	Dpr	Value
2 Garage		24X30	720	C	1978AV	.65		6590
3 P	PAT	12X24	288	C	2020AV	.15		730
front lot	acres/	effective	depth	depth	actual	effective	extended	true
	frontage	frontage	depth	factor	rate	rate	value	value
	60.0000	60.00	150	100	120	120	7200	7200