PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-110041.0000 RES
D01 2026

## sale

| | | |
|---|---|---|
| 2023 MCFARLIN MICHAEL L & | 2017-07-26 | |
| 2024 MCFARLIN MICHAEL L & | 2017-07-26 | |
| 2025 MCFARLIN MICHAEL L & | 2017-07-26 | |
| 2026 MCFARLIN MICHAEL L & AM | 2017-07-26 | WYKOFFS PT OL 8 |
| 802 W FRANKLIN ST | 1SD | |
| | $8,600 | |
| KENTON OH 43326 | | |

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

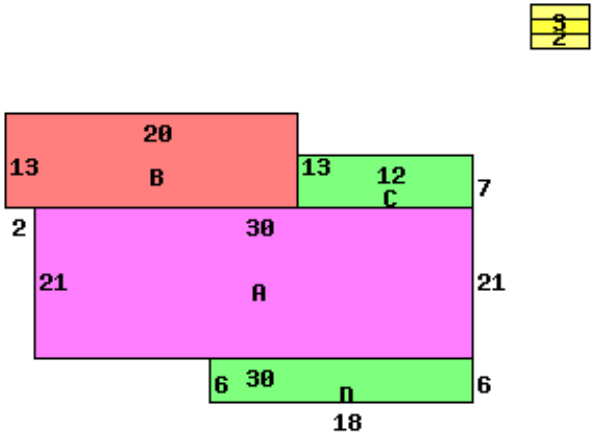
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 0 | 510 | 510 | 510 |
| Acres | | | | | | | | |
| Land100% | 7200 | 7200 | 7200 | 7200 | | 7200 | 8290 | 8280 |
| Bldg100% | 74090 | 74090 | 74090 | 74090 | | 74090 | 101690 | 101690 |
| Totl100% | 81290t | 81290t | 81290t | 81290t | | 81290t | 109970t | 109970t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 2520 | 2520 | 2520 | 2520 | | 2520 | 2900 | 2900 |
| Bldg 35% | 25930 | 25930 | 25930 | 25930 | | 25930 | 35590 | 35590 |
| Totl 35% | 28450t | 28450t | 28450t | 28450t | | 28450t | 38490t | 38490t |
| Hmstd35% | | | | | | | | |
| Owner Oc | | | | | | | | |
| Hmstd RB | | | | | | | | |
| Net Tax | 1169.78 | 1237.50 | 1229.34 | 1229.34 | 1229.34 | | | |
| Sp-Asmnt | 21.17 | 32.26 | 32.26 | 32.26 | | | | |

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

| Sale# | #p | sale date | To | Type/Invalid? | | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|---|
| 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 |
|---|---|---|---|---|
| 2022 | 1760 | 18530 | 20290 | 947.82 |
| 2021 | 1760 | 18530 | 20290 | 951.26 |

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




802 W FRANKLIN ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| Floor Level | Main | FRAME | 890 | 101440 |
| | Subtotal | | | 101440 |
| Metal | Roof | GABLE | | |

B 1 2 U A

| | | | |
|---|---|---|---|
| Plaster/Drywall | P | Extra Features | 6600 |
| Panelled Wall | X | Total Value | 108040 |
| Floor/Carpet | X | | |
| Floor/Tile-Lino | X | PUB PAVED ST/RD | |
| Number of Rooms | 5 | | |
| Bedrooms | 3 | Neighborhood: | |
| | | Code: | 3670 |
| Central Heat | A | Dwl/Gar/NC% | 1.5000 |
| FORCED AIR | | | |
| 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 F/C | | 890 | | C- | 1955GD | 97240 | .37 | | 91890 |
| 2 | Garage | | 24X30 | 720 | | C | 1978AV | 17280 | .65 | | 9070 |
| 3 | P | PAT | 12X24 | 288 | | C | 2020AV | 860 | .15 | | 730 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | 60.0000 | 60.00 | 150 | 100 | 138 | 138 | 8280 | 8280 |

Call Back: Sign: PSN Date: 2015-01-28 Lister: 36-110041.0000-v082020R