PLEASANT TWP   Hardin County, Ohio   36-110042.0000   RES
KENTON CORP   00350   Michael T. Bacon, Auditor   MM11   2025

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

			Tax Year	2022	2023	2024	2025		CAMA
2022	BLAND DIANE SUE	2005-09-23	Prop Cls	510	510	510	510		510
2023	BLAND DIANE SUE	2005-09-23	Acres						
2024	BLAND DIANE SUE	2005-09-23	Land100%	5030	7200	7200	7200		7200
2025	BLAND DIANE SUE	2005-09-23 WYKOFFS PT OL 8	Bldg100%	44310	42510	42510	42510		42500
	804 W FRANKLIN ST	1CT	Totl100%	49340t	49710t	49710t	49710t		49700t
		$0	Cauv100%						

Tax Value:

	KENTON OH 43326	Land 35%	1760	2520	2520	2520		2520
		Bldg 35%	15510	14880	14880	14880		14870
		Totl 35%	17270t	17400t	17400t	17400t		17400t
		Hmstd35%						
		Owner Oc	16.76	15.40	15.38	15.34		
		Hmstd RB	400.22	368.96	417.58	429.66		
		Net Tax	389.76	331.06	323.90	306.86		
		Sp-Asmnt	21.01	21.01	29.05	29.05		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		776		a	*MAIN
	PAT	P		116	350	b	PORCH
	WDD	P		12	180	c	PORCH
	CAN	P		116	930	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
357	1	2005-09-23	BLAND DIANE SUE	1CT *	0	4570	33490

Year	Land	Bldg	Total	Net Tax
2021	1760	15510	17270	391.22
2020	1760	15510	17270	338.62

p r o j e c t   ben acres   / %   factor
902 MAIN DISTRICT CONSERVANCY   XA/2025
500 HARDIN COUNTY LANDFILL   XA/2025
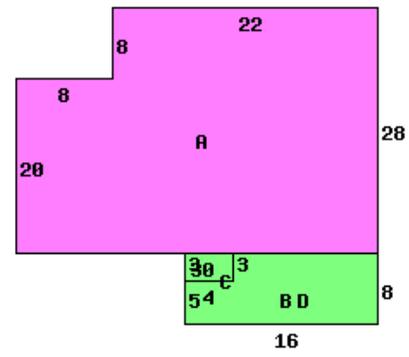
804   W FRANKLIN ST   43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS		
			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	776	94820
	Subtotal			94820
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	P	Extra Features	1460
Panelled Wall	X	Total Value	96280
Floor/Hardwood	X		
Floor/Carpet	X	PUB PAVED ST/RD	
Number of Rooms	6		
Bedrooms	2	Neighborhood:	
		Code:	3670
Central Heat	A	Dwl/Gar/NC%	1.0900
FORCED AIR			
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt FtxFt	Unit Area	Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 F/C		776		C-	1950AV	86650	.55		42500
2 Shed	*PP	8X8	0			OLD/	0			0
3 CARPORT	*PP	10X18	180			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	60.0000	60.00	150	100	120	120	7200	7200

Call Back: Sign: PSN Date: 2014-11-18 Lister: 36-110042.0000-v082020R