

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-110042.0000
MM11

RES
2025

sale

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

2022	BLAND DIANE SUE	2005-09-23	
2023	BLAND DIANE SUE	2005-09-23	
2024	BLAND DIANE SUE	2005-09-23	
2025	BLAND DIANE SUE	2005-09-23	WYKOFFS PT OL 8
	804 W FRANKLIN ST	1CT	
	KENTON OH 43326	\$0	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	5030	7200	7200	7200	7200
Bldg100%	44310	42510	42510	42510	42500
Totl100%	49340t	49710t	49710t	49710t	49700t
Cauv100%					
Tax Value:					
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	

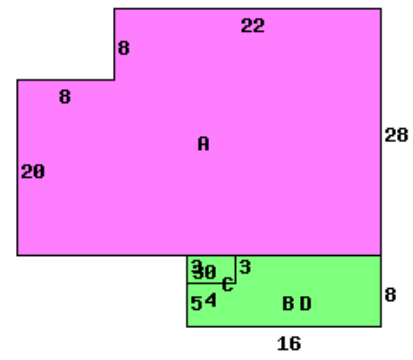
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	
1	F/C	M		776		a *MAIN
	PAT	P		116	350	b PORCH
	WDD	P		12	180	c PORCH
	CAN	P		116	930	d PORCH

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

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

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804 W FRANKLIN ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	776	94820
Shingle	Subtotal	94820
	Roof	
Plaster/Drywall	P	Extra Features
Panelled Wall	X	Total Value
Floor/Hardwood	X	96280
Floor/Carpet	X	
Number of Rooms	6	PUB PAVED ST/RD
Bedrooms	2	Neighborhood:
Central Heat	A	Code:
FORCED AIR		Dwl/Gar/NC%
Plumbing		3670
Standard	1	1.0900

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