PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-110042.0000 RES
MM11 2026

sale

2023 BLAND DIANE SUE	2005-09-23	
2024 BLAND DIANE SUE	2005-09-23	
2025 BLAND DIANE SUE	2005-09-23	
2026 BLAND DIANE SUE	2005-09-23	WYKOFFS PT OL 8
804 W FRANKLIN ST	1CT	
	$0	
KENTON OH 43326		

2028 ZOELLER EVELYN JEAN ETA	2026-09-14	
804 W FRANKLIN ST	1FD	
KENTON OH 43326		

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

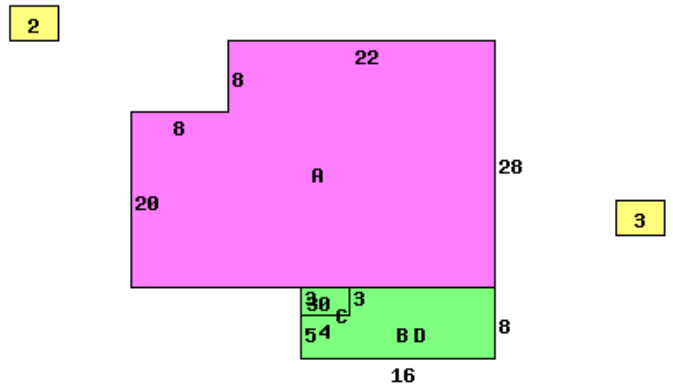
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7200	7200	7200	7200		7200	8290	8280
Bldg100%	42510	42510	42510	42510		42510	58490	58490
Totl100%	49710t	49710t	49710t	49710t		49710t	66770t	66770t
Cauv100%								
Tax Value:								
Land 35%	2520	2520	2520	2520		2520	2900	2900
Bldg 35%	14880	14880	14880	14880		14880	20470	20470
Totl 35%	17400t	17400t	17400t	17400t		17400t	23370t	23370t
Hmstd35%								
Owner Oc	15.40	15.38	15.34	15.34	15.34			
Hmstd RB	368.96	417.58	429.66	429.66	429.66			
Net Tax	331.06	323.90	306.86	306.86	306.86			
Sp-Asmnt	21.01	29.05	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
366	1	2026-09-14	ZOELLER EVELYN JEAN ETAL	1FD	65000	7200	42510
357	1	2005-09-23	BLAND DIANE SUE	1CT *	0	4570	33490

Year	Land	Bldg	Total	Net Tax
2022	1760	15510	17270	389.76
2021	1760	15510	17270	391.22

project			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%	1.5000
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		776		C-	1950AV	86650	.55		58490
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	138	138	8280	8280

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