

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-110044.0000
MM17

RES
2025

sale

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

2022 BOWSER LIAM	2020-07-31	
2023 BOWSER LIAM	2020-07-31	
2024 BOWSER LIAM	2020-07-31	
2025 BOWSER LIAM	2020-07-31	WYKOFFS PT OL 12
849 W FRANKLIN ST		LWD
KENTON OH 43326		\$95,000

Tax Year	2022	2023	2024	2025	
Prop Cls	510	510	510	510	CAMA 510
Acres					
Land100%	5030	7200	7200	7200	7200
Bldg100%	62690	86660	86660	86660	86670
Totl100%	67710t	93860t	93860t	93860t	93870t
Cauv100%					

2026 NALL AMANDA C	2025-05-28	
849 W FRANKLIN ST		LWD
KENTON OH 43326		

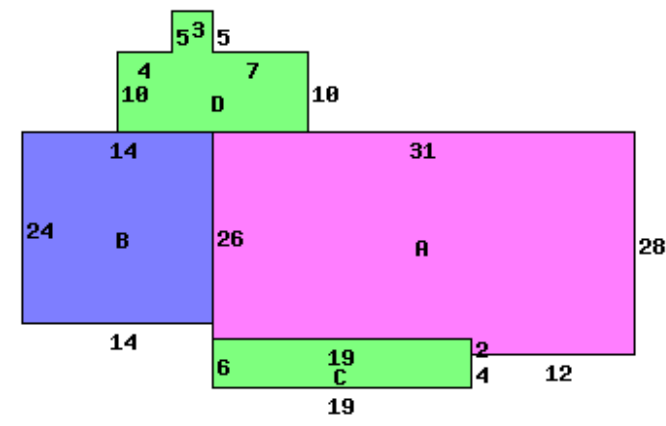
Tax Value:					
Land 35%	1760	2520	2520	2520	2520
Bldg 35%	21940	30330	30330	30330	30330
Totl 35%	23700t	32850t	32850t	32850t	32850t
Hmstd35%					
Owner Oc					
Hmstd RB	1107.12	1350.68	1428.90	1419.46	
Net Tax					
Sp-Asmnt	21.38	21.38	33.54	33.54	

SHB+ 1 B	CONS F F STP DK	TYPE M G P P	FACT	SQ-FT 830 336 114 155	VALUE 8060 460 2330	a b c d	*MAIN GRAGE PORCH PORCH
-------------	-----------------------------	--------------------------	------	-----------------------------------	------------------------------	------------------	----------------------------------

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
215	1	2025-05-28	NALL AMANDA C	LWD	144000	7200	86660
339	1	2020-07-31	BOWSER LIAM	LWD	95000	4800	51340
434	1	2019-09-27	DEARDORFF MIRANDA S	LWD	92500	4800	51340
340	11	2006-08-15	CWB RENTAL PROPERTIES LL	11 *		5000	56400
519	1	2004-08-20	BROOKS WESLEY C & CHRIST	LWD	61000	4540	48510
533	1	1999-09-13	JAMES EARL F & JACQUELYN	LWD	55000	4800	26400
363	1	1997-06-26	NEWLAND PAUL R SR & NORM	LWD	47000	4800	26400
885	0	1986-10-23		*	29000	0	17110

Year	Land	Bldg	Total	Net Tax
2021	1760	21940	23700	1111.14
2020	1760	21940	23700	965.12

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



849 W FRANKLIN ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	830	98340
Main	830	15520
Basement		113860
Subtotal		
Shingle		
Roof		
B 1 2 U A		
Plaster/Drywall	P	Air Conditioning 1500
Panelled Wall	X	Garages and Carports 8060
Unfinished Wall	X	Extra Features 2790
Floor/Carpet	X	Total Value 126210
Floor/Tile-Lino	L	
Number of Rooms	1 4	PUB PAVED ST/RD
Bedrooms	2	
Central Heat	A	Neighborhood:
FORCED AIR		Code: 3670
Central A/C	A	Dwl/Gar/NC% 1.0900
Plumbing		
Standard	1	

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F	FtxFt	830	Rate	C-	1950VG	113590	.30	Dpr	86670
front lot	acres/	effective	depth	depth	actual	effective	extended	true	value	value
	frontage	frontage	factor	factor	rate	rate	value	value		
	50.0000	50.00	300	120	120	144	7200	7200		