PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-110049.0000 RES
D05 2026

sale

2023	WARD TINA MARIE	2022-07-13
2024	WARD TINA MARIE	2022-07-13
2025	WARD TINA MARIE	2022-07-13
2026	WARD TINA MARIE	2022-07-13 ERMIL OATES SUB 5
	750 W FRANKLIN ST	1WD
		$149,500
	KENTON OH 43326	

2027	CROSSCOUNTRY MORTGAGE L	2025-08-27
	750 W FRANKLIN ST	1SH
	KENTON OH 43326	

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

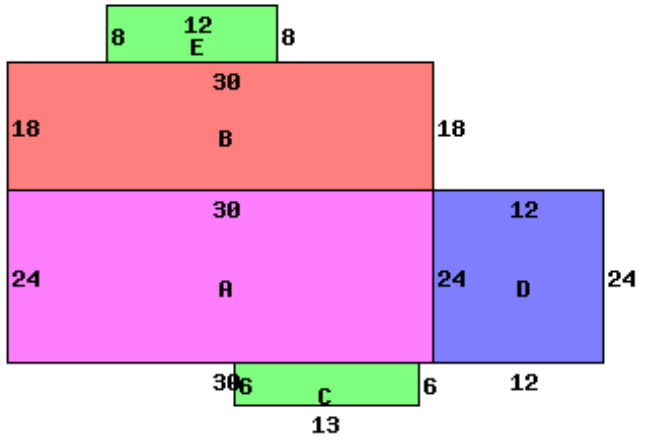
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	6260	6260	6260	6260		6260	7200	7210
Bldg100%	99460	99460	99460	99460		99460	136890	136890
Totl100%	105710t	105710t	105710t	105710t		105710t	144090t	144100t
Cauv100%								
Tax Value:								
Land 35%	2190	2190	2190	2190		2190	2520	2520
Bldg 35%	34810	34810	34810	34810		34810	47910	47910
Totl 35%	37000t	37000t	37000t	37000t		37000t	50430t	50440t
Hmstd35%				37000		37000	37000	
Owner Oc	32.74	32.70	32.62	32.62	32.62	hmstd 2190 l	34810 b	
Hmstd RB								
Net Tax	1488.56	1576.70	1566.18	1566.18	1566.18			
Sp-Asmnt	21.30	34.75	34.75	34.75				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		720		a	*MAIN
1	F/C	A		540		b	ADDTN
	OFP	P		78	2340	c	PORCH
	F	G		288	6910	d	GRAGE
	DK	P		96	1440	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
377	1	2025-08-27	CROSSCOUNTRY MORTGAGE LLC	1SH		80000	6260	99460
356	1	2022-07-13	WARD TINA MARIE	1WD		149500	4400	58860
287	1	2016-07-14	WHITAKER DARRYL L	1SH		40000	5000	43510
403	1	2010-08-26	SHIPLEY KRISTY L	1WD	*	48000	5830	54860
263	1	2010-06-08	WACHOVIA BANK OF DELAWARE	1SH	*	32000	5830	54860
768	1	1996-12-12	MILLER WILLIAM R	1WD		61500	5230	20600
683	1	1994-07-29	HOLBROOK RICHARD & RUBY	1WD		27000	0	24200
682	1	1994-07-29	HOLBROOK RICHARD & RUBY	1WD		19000	0	24200

Year	Land	Bldg	Total	Net Tax
2022	1540	20600	22140	1034.22
2021	1540	20600	22140	1038.00

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



750 W FRANKLIN ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1260	104160
	Subtotal			104160
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	P	Air Conditioning	2270
Floor/Pine	X	Plumbing	2100
Floor/Carpet	X	Garages and Carports	6910
Floor/Tile-Lino	L	Extra Features	3780
Number of Rooms	7	Total Value	119220
Bedrooms	3		
		PUB PAVED ST/RD	
Central Heat	A		
GRAV AIR		Neighborhood:	
Central A/C	A	Code:	3670
Plumbing		Dwl/Gar/NC%	1.5000
Standard	1		
Extra 3 Fixture	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		1260		C-	1955GD	107300	.37	-.35	136890

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	55.0000	55.00	135	95	138	131	7210	7210

Call Back: Sign: PSN Date: 2015-01-28 Lister:

36-110049.0000-v082020R