PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-110051.0000 RES
D03 2026

sale

2023 VARGAS BRENDA A & JOS	2021-05-10	
2024 JEWELL DYLAN & TIFFAN	2023-09-29	
2025 JEWELL DYLAN & TIFFAN	2023-09-29	
2026 JEWELL DYLAN & TIFFANY	2023-09-29	ERMIL OATES SUB VAC ALLEY
780 W FRANKLIN ST	2SD 7	
	$215,000	
KENTON OH 43326		

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

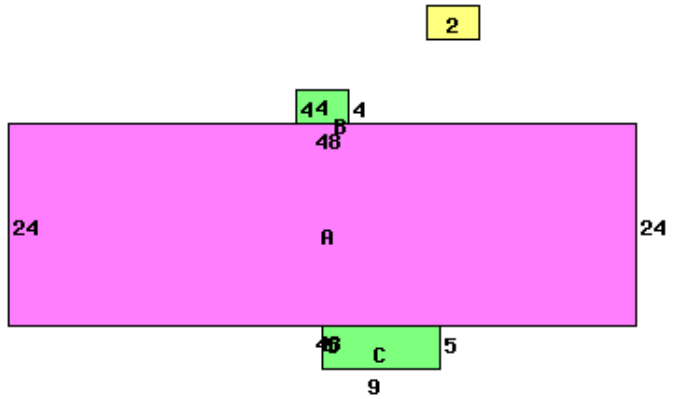
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	8090	8090	8090	8090		8090	9310	9300
Bldg100%	59770	59770	59770	59770		59770	82230	82240
Totl100%	67860t	67860t	67860t	67860t		67860t	91540t	91540t
Cauv100%								
Tax Value:								
Land 35%	2830	2830	2830	2830		2830	3260	3260
Bldg 35%	20920	20920	20920	20920		20920	28780	28780
Totl 35%	23750t	23750t	23750t	23750t		23750t	32040t	32040t
Hmstd35%				23750		23750	23750	
Owner Oc		21.00	20.94	20.94	20.94	hmstd 2830 l	20920 b	
Hmstd RB								
Net Tax	976.52	1012.06	1005.32	1005.32	1005.32			
Sp-Asmnt	21.25	30.90	30.90	30.90				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	CB	M		1152		a	*MAIN
	STP	P		16	60	b	PORCH
	OFP	P		45	1350	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
404	2	2023-09-29	JEWELL DYLAN & TIFFANY	2SD		215000	5660	54370
188	2	2021-05-10	VARGAS BRENDA A & JOSE AB	2SD	*	19000	5660	54370
154	2	2020-04-09	OSBORN AARON	2WD	*	12000	5400	45510
214	2	2003-05-02	ANDERSON GERALD W & JAMI	2WD		75000	6400	59030
640	0	1987-07-29			*	0	0	37400

Year	Land	Bldg	Total	Net Tax
2022	1980	19030	21010	981.46
2021	1980	19030	21010	985.04

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



780 W FRANKLIN ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1152	102060
	Part Upper	FRAME	1152	37760
	Subtotal			139820
Shingle	Roof	GAMBREL		

B 1 2 U A

Plaster/Drywall	P	P	Plumbing	2100
Panelled Wall	X		Extra Features	1410
Floor/Pine	X	X	Total Value	143330
Floor/Carpet	X	X		
Number of Rooms	4	4	PUB PAVED ST/RD	
Bedrooms		4		
			Neighborhood:	
Central Heat	A		Code:	3670
GRAV AIR			Dwl/Gar/NC%	1.5000
Plumbing				
Standard	1			
Extra 3 Fixture	1			

	Bldg Type	SHB+Cons		DixHt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1H	CB		2304		D+	OLD/AV	121830	.55		82240
2	Shed	*PP	0	10X12	120			1971	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	71.0000	71.00	135	95	138	131	9300	9300

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

36-110051.0000-v082020R