PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-110085.0000 RES
C50.01 2026

sale

2025 OMMERT GAY E & RON
2026 OMMERT GAY E & RON
745 E FRANKLIN ST

KENTON OH 43326

WYCOFFS PT OL 2-3

$0

Orig Tax Year 2026
Parent: 36-110030.0000

2027 M E LLC
745 E FRANKLIN ST

KENTON OH 43326

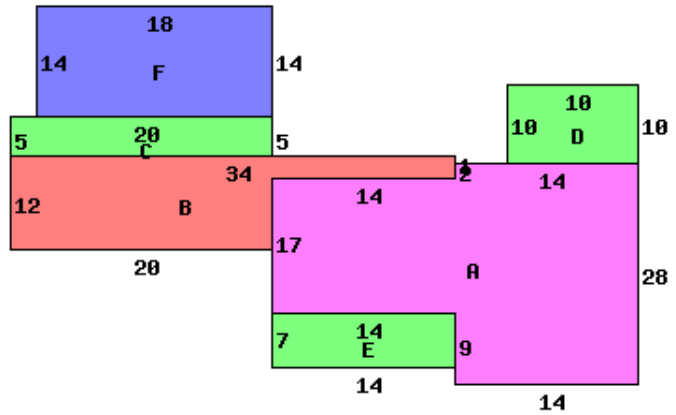
2025-10-23
1WD

Eff Rate:-		46.74	46.74	a/r			
Tax Year	2025	2026	2026	2026	2027	CAMA
Prop Cls	520	520	0	520	510	510
Acres						
Land100%	5060	0		5060	5800	5810
Bldg100%	57200	0		57200	78740	78730
Totl100%	62260t			62260t	84540t	84540t
Cauv100%						
Tax Value:						
Land 35%	1770			1770	2030	2030
Bldg 35%	20020			20020	27560	27560
Totl 35%	21790t			21790t	29590t	29590t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	941.56	941.56	941.56			
Sp-Asmnt	18.00	18.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		630		a	*MAIN
1	F/C	A		282		b	ADDTN
	EFP	P		100	4000	c	PORCH
	OFP	P		100	3000	d	PORCH
	OP	P		98	2940	e	PORCH
	CAR	G		252	1970	f	GRAGE

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
478	1	2025-10-23	M E LLC	1WD	90000	0	0

project		ben acres	/ %	factor
500 HARDIN COUNTY LANDFILL	XA/2025			



745 E FRANKLIN ST 43326

Occupancy 1 Single Family

Story Height 1H

Floor Level			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	912	99880
	Part Upper	FRAME	630	31230
	Subtotal			131110
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	P P	Air Conditioning	2770
Panelled Wall	X	Garages and Carports	1970
Floor/Pine	X X	Extra Features	9940
Floor/Carpet	X	Total Value	145790
Number of Rooms	7		
Bedrooms	3		
		Neighborhood:	
Central Heat	A	Code:	3670
FORCED AIR		Dwl/Gar/NC%	1.5000
Central A/C	A		
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	1H F/C		1542		C	1910AV	145790	.55	.20	78730

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		57.00	83	74	138	102	5810	5810