PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-150010.0000 RES
C09 2026

sale

2023 AGNER ANTHONY	2017-11-06	
2024 AGNER ANTHONY	2017-11-06	
2025 AGNER ANTHONY	2017-11-06	
2026 AGNER ANTHONY	2017-11-06	EWINGS 3RD 32
701 W FRANKLIN ST	1WD	PT VAC ALLEY
	$75,000	
KENTON OH 43326		

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

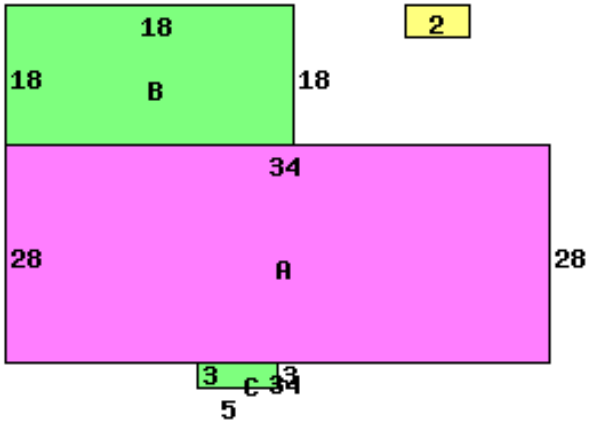
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5310	5310	5310	5310		5310	6110	6110
Bldg100%	58490	58490	58490	58490		58490	80490	80490
Totl100%	63800t	63800t	63800t	63800t		63800t	86600t	86600t
Cauv100%								
Tax Value:								
Land 35%	1860	1860	1860	1860		1860	2140	2140
Bldg 35%	20470	20470	20470	20470		20470	28170	28170
Totl 35%	22330t	22330t	22330t	22330t		22330t	30310t	30310t
Hmstd35%								
Owner Oc	19.76	19.74	19.68	19.68	19.68			
Hmstd RB								
Net Tax	898.38	951.56	945.22	945.22	945.22			
Sp-Asmnt	20.94	30.72	30.72	30.72				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		952		a	*MAIN
	PAT	P		324	970	b	PORCH
	OFP	P		15	450	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
553	1	2017-11-06	AGNER ANTHONY	1WD		75000	3690	28860
297	1	2017-06-23	MANNS EDDIE R	1SH		24000	3690	28860
68	7	2015-02-12	WHITAKER CHARLES	7AF	*	0	3690	28860
528	1	2003-09-09	WHITAKER CHARLES & LILLI	1SD		30000	4400	35060

Year	Land	Bldg	Total	Net Tax
2022	1300	16100	17400	795.94
2021	1300	16100	17400	798.90

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



701 W FRANKLIN ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	952	99940
	Basement		952	17760
	Subtotal			117700
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Fireplaces	2000
Unfinished Wall	X	Extra Features	1420
Floor/Pine	X	Total Value	121120
Floor/Carpet	X		
Floor/Concrete	X	PUB PAVED ST/RD	
Number of Rooms	1 4		
Bedrooms	1	Neighborhood:	
		Code:	3670
Fireplace		Dwl/Gar/NC%	1.5000
Openings	1		
Stacks	1		
Central Heat	A		
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 B F		952		C-	1950AV	109010	.55		73580
2	Garage		12X20	240		C	2017AV	5760	.20		6910

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		47.00	132	94	138	130	6110	6110

Call Back: Sign: PSN Date: 2018-06-05 Lister:

36-150010.0000-v082020R