PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-150017.0000 RES
C47 2025

sale

2022	WBML PROPERTIES LLC	2010-02-19
2023	WBML PROPERTIES LLC	2010-02-19
2024	WBML PROPERTIES LLC	2010-02-19
2025	WBML PROPERTIES LLC	2010-02-19 FURNEYS 2ND N PT 10
	725 W FRANKLIN ST	1WD
		$20,000
	KENTON OH 43326	

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

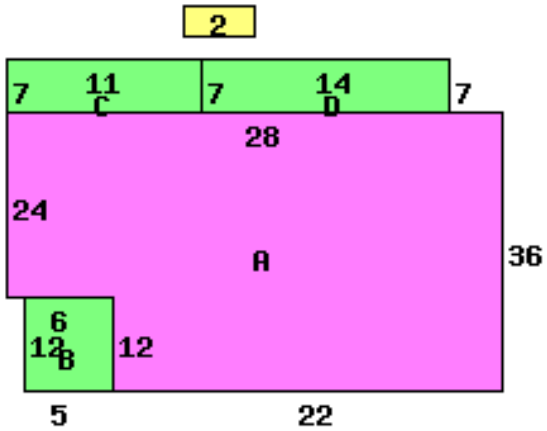
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	4970	7140	7140	7140	7140
Bldg100%	61830	66400	66400	66400	66410
Totl100%	66800t	73540t	73540t	73540t	73550t
Cauv100%					
Tax Value:					
Land 35%	1740	2500	2500	2500	2500
Bldg 35%	21640	23240	23240	23240	23240
Totl 35%	23380t	25740t	25740t	25740t	25740t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1092.16	1058.34	1119.62	1112.24	
Sp-Asmnt	21.36	21.36	31.48	31.48	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		936		a	*MAIN
	OFP	P		60	1800	b	PORCH
	OFP	P		77	2310	c	PORCH
	EFP	P		98	3920	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
67	1	2010-02-19	WBML PROPERTIES LLC	1WD *	20000	6600	50570
65	1	2010-02-19	HOLLINGER JOHN	1AF *	0	6600	50570
87	1	1998-02-27	HOLLINGER JOHN	1WD *	0	5940	25370
257	1	1996-07-09	HOLLINGER MEVA M	1CT *	0	5910	23800

Year	Land	Bldg	Total	Net Tax
2021	1740	21640	23380	1096.14
2020	1740	21640	23380	952.08

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



725 W FRANKLIN ST 43326

Occupancy 1 Single Family

Story Height 1
Floor Level

			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	936	102510
	Basement		936	17480
	Subtotal			119990
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	P	Air Conditioning	1610
Unfinished Wall	X	Extra Features	8030
Floor/Pine	X	Total Value	129630
Number of Rooms	1 5		
Bedrooms	3	PUB PAVED ST/RD	
Central Heat	A	Neighborhood:	
GRAV AIR		Code:	3670
Central A/C	A	Dwl/Gar/NC%	1.0900
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		936		C	OLD/AV	129630	.55		63580
2	Garage		20X18	360		C	OLD/FR	8640	.70		2830

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	60.0000	60.00	147	99	120	119	7140	7140

Call Back: Sign: PSN Date: 2015-02-18 Lister: 36-150017.0000-v082020R