PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-150017.0000 RES
C47 2026

sale

2023 WBML PROPERTIES LLC	2010-02-19	
2024 WBML PROPERTIES LLC	2010-02-19	
2025 WBML PROPERTIES LLC	2010-02-19	
2026 WBML PROPERTIES LLC	2010-02-19	FURNEYS 2ND N PT 10
725 W FRANKLIN ST	1WD	
	$20,000	
KENTON OH 43326		

Eff Rate:- 44.66 47.03 46.74 46.74 a/r

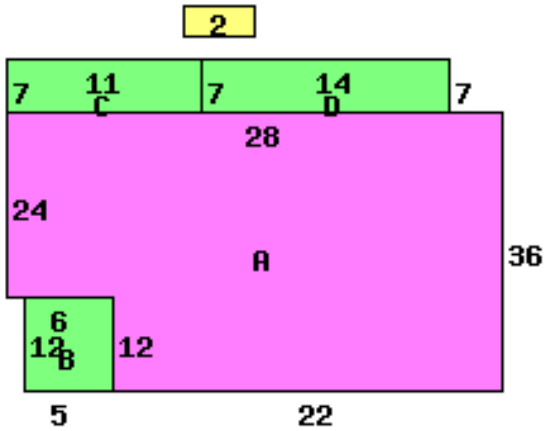
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7140	7140	7140	7140		7140	8230	8220
Bldg100%	66400	66400	66400	66400		66400	91400	91390
Totl100%	73540t	73540t	73540t	73540t		73540t	99630t	99610t
Cauv100%								
Tax Value:								
Land 35%	2500	2500	2500	2500		2500	2880	2880
Bldg 35%	23240	23240	23240	23240		23240	31990	31990
Totl 35%	25740t	25740t	25740t	25740t		25740t	34870t	34860t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1058.34	1119.62	1112.24	1112.24	1112.24			
Sp-Asmnt	21.36	31.48	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
2022	1740	21640	23380	1092.16
2021	1740	21640	23380	1096.14

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



725 W FRANKLIN ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	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%	1.5000
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		87500
2	Garage		20X18	360		C	OLD/FR	8640	.70		3890

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	60.0000	60.00	147	99	138	137	8220	8220

Call Back: Sign: PSN Date: 2015-02-18 Lister:

36-150017.0000-v082020R