PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-170002.0000 RES
B58 2025

sale

2022	WALLACE LISA A	2012-08-14
2023	WALLACE LISA A	2012-08-14
2024	WALLACE LISA A	2012-08-14
2025	DETWILER WILLIAM L	2024-10-22 J PFEIFFERS W PT 1-2
	427 W FRANKLIN ST	1QC
		$0
	KENTON OH 43326	

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

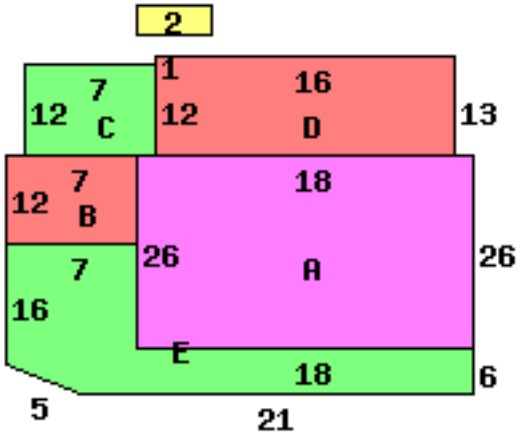
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	2340	3370	3370	3370	3360
Bldg100%	50540	54710	54710	54710	54720
Totl100%	52890t	58090t	58090t	58090t	58080t
Cauv100%					
Tax Value:					
Land 35%	820	1180	1180	1180	1180
Bldg 35%	17690	19150	19150	19150	19150
Totl 35%	18510t	20330t	20330t	20330t	20330t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	864.66	835.90	884.28	878.48	
Sp-Asmnt	491.34	21.16	277.93	30.51	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1T	F	M		468		a	*MAIN
1	F/C	A		84		b	ADDTN
	EFP	P		84	3360	c	PORCH
1 B	F	A		208		d	ADDTN
	OFP	P		240	7200	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
466	1	2024-10-22	DETWILER WILLIAM L	1QC *	0	3370	54710
363	1	2012-08-14	WALLACE LISA A	1WD	23900	2660	41940
543	1	1995-06-22	WEAVER PHILLIP L & DEBOR	WD	25000	2800	22910
679	1	1993-07-29	HORD BETTY M	1CT *	0	0	23000

Year	Land	Bldg	Total	Net Tax
2021	820	17690	18510	867.82
2020	820	17690	18510	753.78

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



427 W FRANKLIN ST 43326

Occupancy 1 Single Family

Story Height 1T
Floor Level

			Sq-Ft	Value
Main	FRAME		760	92860
Part Upper	FRAME		468	30070
Basement			545	10400
Subtotal				133330
Roof	GABLE			

Slate

B 1 2 U A

Plaster/Drywall	X X
Unfinished Wall	X
Floor/Pine	X X
Number of Rooms	1 4 2
Bedrooms	2 2
Central Heat	A
GRAV AIR	
Plumbing	
Standard	1
Extra 2 Fixture	1

Plumbing	1400
Extra Features	10560
Total Value	145290
PUB SIDEWALK	
Neighborhood:	
Code:	3670
Dwl/Gar/NC%	1.0900

*DWELLING COMPUTATIONS

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1TB F		1228		C-	OLD/FR	130760	.65		49890
2	Garage		22X24	528		C	1982AV	12670	.65		4830

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	30.0000	30.00	130	93	120	112	3360	3360

Call Back: Sign: PSN Date: 2014-12-08 Lister: 36-170002.0000-v082020R