PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-430004.0000 RES
I14 2026

sale

2023	WILKERSON KEITH M	2017-12-18
2024	WILKERSON KEITH M	2017-12-18
2025	WILKERSON KEITH M	2017-12-18
2026	WILKERSON KEITH M	2017-12-18 STEVENS & SONS 4
	820 E FRANKLIN ST	1FD
		$13,334
	KENTON OH 43326	

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

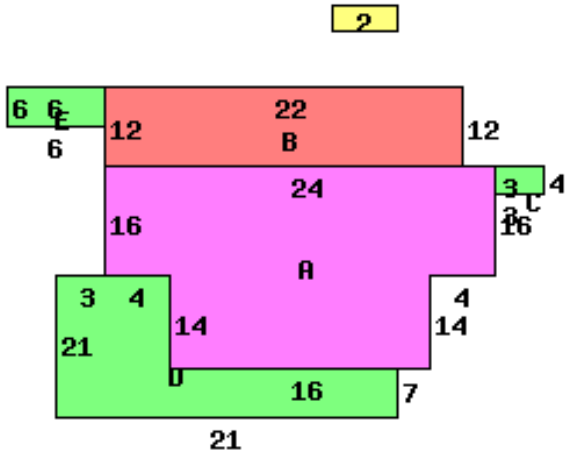
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5660	5660	5660	5660		5660	6540	6530
Bldg100%	83800	83800	83800	83800		83800	115970	115970
Totl100%	89460t	89460t	89460t	89460t		89460t	122510t	122500t
Cauv100%								
Tax Value:								
Land 35%	1980	1980	1980	1980		1980	2290	2290
Bldg 35%	29330	29330	29330	29330		29330	40590	40590
Totl 35%	31310t	31310t	31310t	31310t		31310t	42880t	42880t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1287.36	1361.90	1352.92	1352.92	1352.92			
Sp-Asmnt	21.14	31.77	31.77	31.77				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		608		a	*MAIN
1	F/C	A		264		b	ADDTN
	EFP	P		12	480	c	PORCH
	OFP	P		245	7350	d	PORCH
	DK	P		36	540	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
522	1	2017-12-18	WILKERSON KEITH M	1FD	13334	4740	49740
449	1	2008-12-10	CURTIS ERNIE	1AF *	0	6830	52630
582	1	1999-09-29	CURTIS ERNEST LEE &	1SD	28710	6170	25800

Year	Land	Bldg	Total	Net Tax
2022	1740	21710	23450	1095.42
2021	1740	21710	23450	1099.40

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



820 E FRANKLIN ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	872	99390
	Full Upper	FRAME	608	48760
	Basement		304	5910
	Subtotal			154060
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	P P	Extra Features	8370
Panelled Wall	X	Total Value	162430
Unfinished Wall	X		
Floor/Carpet	X X	PUB PAVED ST/RD	
Floor/Concrete	X		
Floor/Tile-Lino	L	Neighborhood:	
Number of Rooms	1 4 2	Code:	3620
Bedrooms	2	Dwl/Gar/NC%	1.5500
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	2 B F		1480		C	OLD/AV	162430	.55		113290
2	Garage		18X20	360		D	OLD/PR	6910	.75		2680

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	45.0000	45.00	165	105	138	145	6530	6530

Call Back: Sign: PSN Date: 2015-02-25 Lister: