PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-430080.0000 RES
I11 2026

sale

2023 WOOD ERIC S	2010-09-24	
2024 WOOD ERIC S	2010-09-24	
2025 WOOD ERIC S	2010-09-24	
2026 WOOD ERIC S	2010-09-24	STEVENS & SONS PT 6
830 E FRANKLIN ST	1QC	
	$0	
KENTON OH 43326		

Orig Tax Year 2002
Parent: 36-430006.0000

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

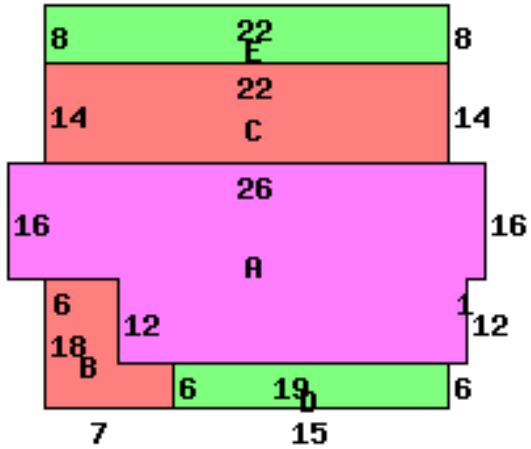
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	6170	6170	6170	6170		6170	7110	7110
Bldg100%	85460	85460	85460	85460		85460	118260	118270
Totl100%	91630t	91630t	91630t	91630t		91630t	125370t	125380t
Cauv100%								
Tax Value:								
Land 35%	2160	2160	2160	2160		2160	2490	2490
Bldg 35%	29910	29910	29910	29910		29910	41390	41390
Totl 35%	32070t	32070t	32070t	32070t		32070t	43880t	43880t
Hmstd35%								
Owner Oc	28.38	28.36	28.28	28.28	28.28			
Hmstd RB								
Net Tax	1290.24	1366.60	1357.48	1357.48	1357.48			
Sp-Asmnt	21.31	31.73	31.73	31.73				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F/C	M		644		a	*MAIN
1	F/C	A		90		b	ADDTN
1 B	F	A		308		c	ADDTN
	OFP	P		90	2700	d	PORCH
	DK	P		176	2640	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
368	1	2010-09-24	WOOD ERIC S	1QC	*	0	7430	84310
389	1	2009-09-11	WOOD ERIC S & COURTNEY K	1WD	*	63000	7430	84310
283	1	2009-07-10	U S BANK NATIONAL ASSOC T	1SH	*	30000	7430	84310
207	1	2006-04-06	FULTZ KERVIN KARL & JULI	1SD		92000	7000	80310
829	1	2005-12-15	PEES TODD E	1WD		64000	7000	80310
562	1	2005-08-23	J P MORGAN CHASE BANK TR	1DD		54000	6370	68940
699	1	2001-12-28	VANATTA CINDY J	1WD		89000	0	0

Year	Land	Bldg	Total	Net Tax
2022	1890	25780	27670	1265.72
2021	1890	25780	27670	1270.42

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



830 E FRANKLIN ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1042	104880
	Full Upper	FRAME	644	51640
	Qtr Story	FRAME	308	1420
	Basement		154	3240
	Subtotal			161180
Shingle	Roof	GABLE		

	B	1	2	U	A
Panelled Wall		P	P		
Unfinished Wall	X			X	
Floor/Hardwood		X	X		
Floor/Concrete	X				
Floor/Tile-Lino		X			
Number of Rooms	1	5	3		1
Bedrooms			3		
Central Heat			A		
FORCED AIR					
Central A/C			A		
Plumbing					
Standard	1				

Air Conditioning	3050
Extra Features	5340
Total Value	169570
PUB PAVED ST/RD	
Neighborhood:	
Code:	3620
Dwl/Gar/NC%	1.5500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 BAF		1686		C	OLD/AV	169570	.55		118270

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		49.00	165	105	138	145	7110	7110

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

36-430080.0000-v082020R