PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-020015.0000 COM
M106 2026

sale

2023	E M HOLDINGS LLC	2019-06-10
2024	E M HOLDINGS LLC	2019-06-10
2025	E M HOLDINGS LLC	2019-06-10
2026	E M HOLDINGS LLC	2019-06-10 ORIG PT 120
	118 S MAIN ST	2WD
		$70,000
	KENTON OH 43326	

2027	D & G 101 INVESTMENTS L	2025-01-08
	118 S MAIN ST	2WD
	KENTON OH 43326	

Eff Rate:– 53.98 — 56.47 — 56.17 — 56.17 — a/r

Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	447	447	447	447	447	447	447
Acres							
Land100%	6060	6060	6060	6060	6060	7260	7260
Bldg100%	68140	68140	68140	68140	68140	81770	81780
Totl100%	74200t	74200t	74200t	74200t	74200t	89030t	89040t
Cauv100%							
Tax Value:							
Land 35%	2120	2120	2120	2120	2120	2540	2540
Bldg 35%	23850	23850	23850	23850	23850	28620	28620
Totl 35%	25970t	25970t	25970t	25970t	25970t	31160t	31160t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	1401.76	1466.48	1458.80	1458.80			
Sp-Asmnt	123.16	133.26	195.76	195.76			

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
7	2	2025-01-08	D & G 101 INVESTMENTS LLC	2WD	125000	6060	68140
235	2	2019-06-10	E M HOLDINGS LLC	2WD	70000	6060	43030
655	1	1999-10-26	MAINSTREET PROPERTIES, L	1WD	42000	7600	20200
19	1	1997-01-10	ANDEM LIMITED	1WD	38000	7600	20200

Year	Land	Bldg	Total	Net Tax
2022	2220	15060	17280	992.76
2021	2220	15060	17280	999.78

project		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY XA/2025			
500	HARDIN COUNTY LANDFILL XA/2025			
539	DELQ WATER - KENTON CORP XA/2025			
540	DELQ SEWER - KENTON CORP XA/2025			

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118 S MAIN ST 43326

PUB PAVED ST/RD

Neighborhood:

Code:	4444
Dwl/Gar/NC%	1.2000
lot/hmsite%	1.2000
res-ag:lnd%	1.2000
ag-t:c/p/w%	1.2000
ag-t:other%	1.2000
ag:outbldg%	1.2000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	OFFICE			3050	74.48	C	1920GD	189310	.60	.10	81780

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		24.00	60	63	400	252	6050	7260

Call Back: Sign: PSN Date: 2014-12-01 Lister: 36-020015.0000-v082020R