

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-020016.0000
M105

COM
2025

sale

Eff Rate:- 57.45 — 53.98 — 56.47 — 56.17 — a/r

2022 MENDES BELL GROUP INC	2017-09-27
2023 101 SMOKEHOUSE LLC	2022-07-15
2024 101 SMOKEHOUSE LLC	2022-07-15
2025 101 SMOKEHOUSE LLC	2022-07-15
120 S MAIN ST	2022-07-15 ORIG PT 120-121
	lwd
KENTON OH 43326	\$221,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	430	430	430	400	400
Acres					
Land100%	23690	22570	22570	22570	22560
Bldg100%	113970	125400	62690	0	
Totl100%	137660t	147970t	85260t	22570t	22560t
Cauvl00%					

2026 101 PROPERTY HOLDINGS L	2025-02-25
120 S MAIN ST	
KENTON OH 43326	

Tax Value:					
Land 35%	8290	7900	7900	7900	7900
Bldg 35%	39890	43890	21940		0
Totl 35%	48180t	51790t	29840t	7900t	7900t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2768.02	2795.42	1685.00	443.78	
Sp-Asmnt	600.30	243.88	260.48	20.48	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
94	2	2025-02-25	101 PROPERTY HOLDINGS LLC	*	0	22570	62690
360	1	2022-07-15	101 SMOKEHOUSE LLC	lwd	221000	23690	113970
480	1	2017-09-27	MENDES BELL GROUP INC	lfd	90000	28200	79800
320	1	2013-07-17	SMITH PAMELA R TRUSTEE OF	lfd *	0	28200	79800
292	1	2012-07-16	SMITH PAMELA R TRUSTEE	l *	0	28200	79800
21	1	1999-01-20	SMITH JERRY TRUSTEE	lwd *	0	28200	69510

Year	Land	Bldg	Total	Net Tax
2021	8290	39890	48180	2767.58
2020			48180	2491.98

Project: 902 MAIN DISTRICT CONSERVANCY XA/2025 ben acres / % factor

120 S MAIN ST 43326

PUB PAVED ST/RD

Neighborhood:
Code: 3620
Dwl/Gar/NC% 1.1200

front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
		60.00	132	94	400	376	22560	22560