PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-020016.0000 COM
M105 2026

sale

2023 101 SMOKEHOUSE LLC	2022-07-15	
2024 101 SMOKEHOUSE LLC	2022-07-15	
2025 101 SMOKEHOUSE LLC	2022-07-15	
2026 101 SMOKEHOUSE LLC	2022-07-15	ORIG PT 120-121
120 S MAIN ST	1WD	
	$221,000	
KENTON OH 43326		

2027 101 PROPERTY HOLDINGS L	2025-02-25	
120 S MAIN ST		
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	430	430	400	400	400	400	400
Acres							
Land100%	22570	22570	22570	22570	22570	27060	27070
Bldg100%	125400	62690		0			
Totl100%	147970t	85260t	22570t	22570t	22570t	27060t	27070t
Cauv100%							
Tax Value:							
Land 35%	7900	7900	7900	7900	7900	9470	9470
Bldg 35%	43890	21940					0
Totl 35%	51790t	29840t	7900t	7900t	7900t	9470t	9470t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	2795.42	1685.00	443.78	443.78			
Sp-Asmnt	243.88	260.48	20.48	20.48			

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

Year	Land	Bldg	Total	Net Tax
2022	8290	39890	48180	2768.02
2021	8290	39890	48180	2787.58

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			

120 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

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		60.00	132	94	400	376	22560	27070

Call Back: Sign: PSN Date: 2018-05-25 Lister: 36-020016.0000-v082020R