PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-020031.0000 COM
M107 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 W 72 FT 120
S MAIN REAR	2WD	
	$70,000	
2027 D & G 101 INVESTMENTS L	2025-01-08	
S MAIN REAR	2WD	

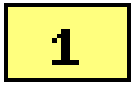
Eff Rate:– 53.98 — 56.47 — 56.17 — 56.17 — a/r

Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	456	456	456	456	456	456	456
Acres							
Land100%	3110	3110	3110	3110	3110	3740	3740
Bldg100%	260	260	260	260	260	310	310
Totl100%	3370t	3370t	3370t	3370t	3370t	4060t	4050t
Cauv100%							
Tax Value:							
Land 35%	1090	1090	1090	1090	1090	1310	1310
Bldg 35%	90	90	90	90	90	110	110
Totl 35%	1180t	1180t	1180t	1180t	1180t	1420t	1420t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	63.70	66.64	66.28	66.28			
Sp-Asmnt	2.08	6.33	6.33	6.33			

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
7	2	2025-01-08	D & G 101 INVESTMENTS LLC	2WD	125000	3110	260
235	2	2019-06-10	E M HOLDINGS LLC	2WD	70000	3110	310
694	1	2001-12-26	MAINSTREET PROPERTIES LL	1WD	18000	1860	0
693	1	1996-11-07	FOUT JAMES A	1WD	15000	3710	3710

Year	Land	Bldg	Total	Net Tax
2022	1150	110	1260	72.40
2021	1150	110	1260	72.90

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			



S MAIN ST (REAR)

PUB ALLEY

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	Paving			1150	1.80	C	1950PR	1730	.85		310

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
rear lot		24.00	48	52	250	130	3120	3740

Call Back: Sign: PSN Date: 2014-12-01 Lister: 36-020031.0000-v082020R