

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-030004.0000
N08

COM
2025

sale

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

2022	BELL WHITNEY A	2019-09-27	
2023	BELL WHITNEY A	2019-09-27	
2024	HIGHTIDE INVESTMENTS	2023-11-17	
2025	TIM DAWSON HOLDINGS LLC	2024-06-03	ORIG PT 84
	26 N MAIN ST	2WD	
	KENTON OH 43326	\$0	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	429	429	429	429	429
Acres					
Land100%	5910	7060	7060	7060	7050
Bldg100%	18970	21690	21690	21690	21690
Totl100%	24890t	28740t	28740t	28740t	28740t
Cauvl00%					
Tax Value:					
Land 35%	2070	2470	2470	2470	2470
Bldg 35%	6640	7590	7590	7590	7590
Totl 35%	8710t	10060t	10060t	10060t	10060t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	500.40	543.00	568.08	565.10	
Sp-Asmnt	122.58	122.58	128.81	128.81	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
229	2	2024-06-03	TIM DAWSON HOLDINGS LLC	2WD *	0	7060	21690
68	2	2024-02-16	DAWSON TIMOTHY D	2WD	4000	7060	21690
503	1	2023-11-17	HIGHTIDE INVESTMENTS LLC	1WD	23000	7060	21690
356	3	2019-09-27	BELL WHITNEY A	3QC *	0	5630	18970
526	1	2017-10-24	BELL WHITNEY A & JASON D	1WD	20000	8460	13570
7	2	2016-01-08	SANCHEZ ROBERTO A	1QC *	0	8460	13570
453	1	2014-09-10	SANCHEZ MARIA	1QC *	0	8460	13570
236	1	2007-06-29	MENDOZA VERONICA	1QC *	0	8460	11340
486	1	2003-08-20	SOLEDAD BERNARDINO HEIDI	1WD	15000	8460	9830
179	6	1996-05-13	HORNER REBECCA J	6QC *	0	9910	9600
490	1	1993-06-08	HORNER GERLAD L - REBECC	1WD	17000	0	18710

Year	Land	Bldg	Total	Net Tax
2021	2070	6640	8710	503.94
2020	2070	6640	8710	450.50

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



26 N MAIN ST 43326

Neighborhood:
Code: 3610
Dwl/Gar/NC% .9000

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 RETAIL		FtxFt	2808	48.28	C	1900AV	135570	.80	.20	21690
front lot	acres/ frontage	effective depth	depth factor	actual rate	effective rate	extended value	true value			
		15.00	132	94	500	470	7050	7050		

Call Back: Sign: PSN Date: 2014-12-17 Lister: 36-030004.0000-v082020R