PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-030010.0000 COM
N14 2026

sale

2023 CAN VAN PROPERTIES LL	2017-04-28	
2024 CAN VAN PROPERTIES LL	2017-04-28	
2025 CAN VAN PROPERTIES LL	2017-04-28	
2026 CAN VAN PROPERTIES LLC	2017-04-28	ORIG PT 94
14 N MAIN ST	1WD	
	$30,000	
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	429	429	429	429	429	429	429
Acres							
Land100%	9400	9400	9400	9400	9400	11290	11280
Bldg100%	26860	26860	26860	26860	26860	32230	32220
Totl100%	36260t	36260t	36260t	36260t	36260t	43510t	43500t
Cauv100%							
Tax Value:							
Land 35%	3290	3290	3290	3290	3290	3950	3950
Bldg 35%	9400	9400	9400	9400	9400	11280	11280
Totl 35%	12690t	12690t	12690t	12690t	12690t	15230t	15220t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	684.96	716.58	712.84	712.84			
Sp-Asmnt	122.76	129.55	129.55	129.55			

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
192	1	2017-04-28	CAN VAN PROPERTIES LLC	1WD	30000	11290	20660
44	2	2002-02-05	BURK BARBARA A	2QC *	0	11290	18340

Year	Land	Bldg	Total	Net Tax
2022	2770	8680	11450	657.82
2021	2770	8680	11450	662.48

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

1

14 N MAIN ST 43326

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	RETAIL			4460	55.57	C	1900AV	206540	.80	.35	32220

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		20.00	132	94	500	470	9400	11280

Call Back: Sign: PSN Date: 2014-12-17 Lister: 36-030010.0000-v082020R