PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-080008.0000 COM
M85 2026

sale

2023 E M HOLDINGS LLC	2020-09-11	
2024 E M HOLDINGS LLC	2020-09-11	
2025 E M HOLDINGS LLC	2020-09-11	
2026 E M HOLDINGS LLC	2020-09-11	ORIG PT 57
120 N DETROIT ST	3FD	
	$70,100	
KENTON OH 43326		

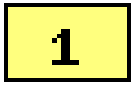
Eff Rate: 53.98 56.47 56.17 56.17 a/r

Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	429	429	429	429	429	429	429
Acres							
Land100%	9860	9860	9860	9860	9860	11830	11840
Bldg100%	24740	24740	24740	24740	24740	29690	29680
Totl100%	34600t	34600t	34600t	34600t	34600t	41510t	41520t
Cauv100%							
Tax Value:							
Land 35%	3450	3450	3450	3450	3450	4140	4140
Bldg 35%	8660	8660	8660	8660	8660	10390	10390
Totl 35%	12110t	12110t	12110t	12110t	12110t	14530t	14530t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	653.66	683.82	680.24	680.24			
Sp-Asmnt	122.74	129.40	129.40	129.40			

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
404	3	2020-09-11	E M HOLDINGS LLC	3FD	70100	7910	23290
364	3	2020-09-11	LONES JAMES A	3CT *	0	7910	23290

Year	Land	Bldg	Total	Net Tax
2022	2910	8150	11060	635.42
2021	2910	8150	11060	639.90

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



120 N DETROIT 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			3200	54.55	C	1900FR	145470	.80	.15	29680

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		21.00	132	94	500	470	9870	11840

Call Back: Sign: PSN Date: 2014-12-01 Lister: 36-080008.0000-v082020R