

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-090002.0000
M42

COM
2025

sale

2022	CURLIS LIMITED	2013-09-06
2023	CURLIS LIMITED	2013-09-06
2024	CURLIS LIMITED	2013-09-06
2025	CURLIS LIMITED	2013-09-06 ORIG 101
	221 W FRANKLIN ST	1WD
	KENTON OH 43326	\$185,000

Eff Rate:-	57.45	53.98	56.47	56.17	a/r	
Tax Year	2022	2023	2024	2025		CAMA
Prop Cls	460	460	460	460		460
Acres						
Land100%	29110	27710	27710	27710		27720
Bldg100%	59910	65340	65340	65340		65350
Totl100%	89030t	93060t	93060t	93060t		93070t
Cauv100%						
Tax Value:						
Land 35%	10190	9700	9700	9700		9700
Bldg 35%	20970	22870	22870	22870		22870
Totl 35%	31160t	32570t	32570t	32570t		32570t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	1790.18	1758.00	1839.16	1829.54		
Sp-Asmnt	244.09	244.09	255.23	255.23		

12-1-14 TALKED TO OWNER AT REVAL FIELD WORK SAID APPRAISED FOR 85,000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
440	1	2013-09-06	CURLIS LIMITED	1WD	185000	27710	59740
528	1	1993-06-18	MILLER RODNEY D - REBECC	1WD	65000	0	61110
87	0	1987-02-10		*	50000	0	57510
86	0	1987-02-10		*	55000	0	57510

Year	Land	Bldg	Total	Net Tax
2021	10190	20970	31160	1802.84
2020	10190	20970	31160	1611.68

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



221 W FRANKLIN ST 43326

Neighborhood:
Code: 3670
Dwl/Gar/NC% 1.0900

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True		
1 THEATER		FtxFt	Area	Grade	Cond	Value	Dpr	Dpr	Value	
			11230	64.66	C	1929FR	726130	.85	.40	65350
front lot	acres/	effective	depth	depth	actual	effective	extended	true		
	frontage	frontage	depth	factor	rate	rate	value	value		
		66.00	165	105	400	420	27720	27720		

Call Back: Sign: PSN Date: 2014-12-01 Lister: 36-090002.0000-v082020R