PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-140049.0000 COM
B54 2026

sale

2023 BRIM THOMAS E & CAROL	2016-02-29	
2024 BRIM THOMAS E & CAROL	2016-02-29	
2025 BRIM THOMAS E & CAROL	2016-02-29	
2026 BRIM THOMAS E & CAROLYN	2016-02-29	POWERS N PT 105 FT 37-38
407 W FRANKLIN ST	1WD	
	$0	
KENTON OH 43326		

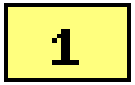
Eff Rate:– 53.98 — 56.47 — 56.17 — 56.17 — a/r

Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	499	499	499	499	499	499	499
Acres							
Land100%	30890	30890	30890	30890	30890	37060	37060
Bldg100%	40060	40060	40060	40060	40060	48090	48080
Totl100%	70940t	70940t	70940t	70940t	70940t	85140t	85140t
Cauv100%							
Tax Value:							
Land 35%	10810	10810	10810	10810	10810	12970	12970
Bldg 35%	14020	14020	14020	14020	14020	16830	16830
Totl 35%	24830t	24830t	24830t	24830t	24830t	29800t	29800t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	1340.22	1402.10	1394.78	1394.78			
Sp-Asmnt	123.91	133.95	133.95	133.95			

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
78	1	2016-02-29	BRIM THOMAS E & CAROLYN	1WD *	0	25800	46400
745	1	1998-12-16	BRIM THOMAS	1WD	53000	30910	94310

Year	Land	Bldg	Total	Net Tax
2022	11350	13870	25220	1448.92
2021	11350	13870	25220	1459.18

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



407 W FRANKLIN 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	STORAGE			2520	35.59	C	1981FR	74740	.50		44840
2	Paving			9000	1.80	C	1981FR	13500	.80		3240

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		124.00	105	83	300	249	30880	37060

Call Back: Sign: PSN Date: 2014-12-08 Lister: 36-140049.0000-v082020R