

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-150003.0000
B68

COM
2025

sale

2022 KINNISON GARY M & B J	2012-11-20
2023 OFAS HOLDINGS KENTON	2022-10-12
2024 OFAS HOLDINGS KENTON	2022-10-12
2025 OFAS HOLDINGS KENTON LL	2022-10-12
609 W FRANKLIN ST	2WD
KENTON OH 43326	\$119,000

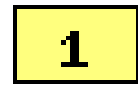
Eff Rate:-	57.45	53.98	56.47	56.17	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	442	442	442	442	442
Acres					
Land100%	11460	12200	12200	12200	12200
Bldg100%	40400	44230	44230	44230	44220
Totl100%	51860t	56430t	56430t	56430t	56420t
Cauvl00%					
Tax Value:					
Land 35%	4010	4270	4270	4270	4270
Bldg 35%	14140	15480	15480	15480	15480
Totl 35%	18150t	19750t	19750t	19750t	19750t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1042.74	1066.04	1115.24	1109.42	
Sp-Asmnt	124.73	124.73	132.21	132.21	

361500390000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
529	2	2022-10-12	OFAS HOLDINGS KENTON LLC	2WD	119000	11460	40400
461	4	2012-11-20	KINNISON GARY M & B JANE	4QC *	0	10910	41030

Year	Land	Bldg	Total	Net Tax
2021	4010	14140	18150	1050.12
2020	4010	14140	18150	938.76

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



609 W FRANKLIN 43326

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

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
		FtxFt		Rate		Cond	Value	Dpr	Dpr	Value
1 VET CLINI			2016	71.67	C	1900AV	144490	.70		43350
2 Paving			1690	1.50	C	1973AV	2540	.80		510
3 Paving			600	3.00	C	1990AV	1800	.80		360

front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
		40.00	180	109	280	305	12200	12200

Call Back: Sign: PSN Date: 2014-12-08 Lister: 36-150003.0000-v082020R