PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-150003.0000 COM
B68 2026

sale

2023 OFAS HOLDINGS KENTON	2022-10-12	
2024 OFAS HOLDINGS KENTON	2022-10-12	
2025 OFAS HOLDINGS KENTON	2022-10-12	
2026 OFAS HOLDINGS KENTON LL	2022-10-12	EWINGS 3RD 28 PT 37
609 W FRANKLIN ST	2WD	
	$119,000	
KENTON OH 43326		

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

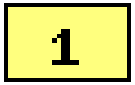
Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	442	442	442	442	442	442	442
Acres							
Land100%	12200	12200	12200	12200	12200	14630	14640
Bldg100%	44230	44230	44230	44230	44230	53060	53060
Totl100%	56430t	56430t	56430t	56430t	56430t	67690t	67700t
Cauv100%							
Tax Value:							
Land 35%	4270	4270	4270	4270	4270	5120	5120
Bldg 35%	15480	15480	15480	15480	15480	18570	18570
Totl 35%	19750t	19750t	19750t	19750t	19750t	23690t	23700t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	1066.04	1115.24	1109.42	1109.42			
Sp-Asmnt	124.73	132.21	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
2022	4010	14140	18150	1042.74
2021	4010	14140	18150	1050.12

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



609 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	VET CLINI			2016	86.00	C	1900AV	144490	.70		52020
2	Paving			1690	1.80	C	1973AV	2540	.80		610
3	Paving			600	3.60	C	1990AV	1800	.80		430

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		40.00	180	109	280	305	12200	14640

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