

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-270011.0000
Y49

COM
2025

sale

Eff Rate:- 57.45 — 53.98 — 56.47 — 56.17 — a/r

2022 GAB BUSINESS PROPRTI	2019-11-15
2023 GAB BUSINESS PROPRTI	2019-11-15
2024 GAB BUSINESS PROPRTI	2019-11-15
2025 GAB BUSINESS PROPRTIES	2019-11-15
405 N MAIN ST	1FD PT SE4 NW4 KENTON LANDS
	1FD S33 1.316A
KENTON OH 43326	\$145,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	442	442	442	442	442
Acres					
Land100%	56060	62310	60830	60830	60460
Bldg100%	98710	91770	91770	91770	91760
Totl100%	154770t	154090t	152600t	152600t	152220t
Cauvl00%					
Tax Value:					
Land 35%	19620	21810	21290	21290	21160
Bldg 35%	34550	32120	32120	32120	32120
Totl 35%	54170t	53930t	53410t	53410t	53280t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	3112.14	2910.94	3015.96	3000.20	
Sp-Asmnt	247.91	251.91	257.71	260.71	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
515	1	2019-11-15	GAB BUSINESS PROPRTIES L	1FD	145000	62110	150710
260	1	2019-07-24	LONG DARRELL P TRUSTEE	1WD *	0	62110	150710
259	1	2019-07-24	LONG DARRELL P	1WD *	0	62110	150710
163	1	2000-04-27	LONG DARRELL P & PRUDENC	1ED *	0	50770	135370
123	1	1998-03-23	LONG DARRELL P LIVING TR	1WD *	0	45910	136200
122	1	1998-03-23	LONG PRUDENCE A	1WD *	0	45910	136200
1081	0	1986-12-31		*	150000	0	201430

Year	Land	Bldg	Total	Net Tax
2021	19620	34550	54170	3134.16
2020	19620	31160	50780	2626.46

project	ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY				XA/2025
131 BLANCHARD RIVER MAINT				XA/2025
500 HARDIN COUNTY LANDFILL				XA/2025
921 BLANCHARD RIVER MAINT				XA/2023
235 KELLOGG #983 - BLANCHARD				XA/2025

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405 N MAIN 43326

PUB SIDEWALK
Neighborhood:
Code:
Dwl/Gar/NC%

3720
.9600

Bldg Type	SHB+Cons	DixHt	Area	Unit	Rate	Grade	Blt/Renov	Cond	Replace	Phy	Fnc	True
		FtxFt					Value		Value	Dpr	Dpr	Value
1 OFFICE			3909	90.82		C	1963AV	355020	.75			88760
2 Paving			10000	1.50		C	1963AV	15000	.80			3000
front lot	acres/	effective	depth	actual	effective	extended	true					
	frontage	frontage	depth	factor	rate	value	value					
front lot	206.9400	207.00	140	96	350	69550	31300	Excess Fro				
front lot	197.4800	197.00	132	94	350	64810	29160	Excess Fro				