PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-270011.0000 COM
Y49 2026

sale

2023 GAB BUSINESS PROPERTI	2019-11-15	
2024 GAB BUSINESS PROPERTI	2019-11-15	
2025 GAB BUSINESS PROPERTI	2019-11-15	
2026 GAB BUSINESS PROPERTIES	2019-11-15 PT SE4 NW4 KENTON LANDS	
405 N MAIN ST	1FD S33 1.316A	
	$145,000	
KENTON OH 43326		

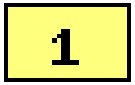
Eff Rate:– 53.98 — 56.47 — 56.17 — 56.17 — a/r

Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	442	442	442	442	442	442	442
Acres							
Land100%	62310	60830	60830	60830	60830	72570	72560
Bldg100%	91770	91770	91770	91770	91770	110110	110110
Totl100%	154090t	152600t	152600t	152600t	152600t	182690t	182670t
Cauv100%							
Tax Value:							
Land 35%	21810	21290	21290	21290	21290	25400	25400
Bldg 35%	32120	32120	32120	32120	32120	38540	38540
Totl 35%	53930t	53410t	53410t	53410t	53410t	63940t	63930t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	2910.94	3015.96	3000.20	3000.20			
Sp-Asmnt	251.91	257.71	260.71	260.71			

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
515	1	2019-11-15	GAB BUSINESS PROPERTIES 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
2022	19620	34550	54170	3112.14
2021	19620	34550	54170	3134.16

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			



405 N MAIN 43326

PUB SIDEWALK

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	OFFICE			3909	108.98	C	1963AV	355020	.75		106510
2	Paving			10000	1.80	C	1963AV	15000	.80		3600

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	
front lot	206.9400	207.00	140	96	350	336	69550	37560	Excess Fro
front lot	197.4800	197.00	132	94	350	329	64810	35000	Excess Fro

Call Back: Sign: PSN Date: 2015-04-23 Lister: 36-270011.0000-v082020R