

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-430063.0000
I10

COM
2025

sale

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

2022	WARNEMENT DANIEL G	2015-03-25	
2023	WARNEMENT DANIEL G	2015-03-25	
2024	WARNEMENT DANIEL G	2015-03-25	
2025	WARNEMENT DANIEL G	2015-03-25	
	836 E FRANKLIN ST	2015-03-25	STEVENS & SONS PT 53-54
			LWD
			\$53,900
	KENTON OH 43326		

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	439	439	439	439	439
Acres					
Land100%	15690	17890	17890	17890	17890
Bldg100%	165460	181860	181860	181860	181870
Totl100%	181140t	199740t	199740t	199740t	199760t
Cauv100%					
Tax Value:					
Land 35%	5490	6260	6260	6260	6260
Bldg 35%	57910	63650	63650	63650	63650
Totl 35%	63400t	69910t	69910t	69910t	69920t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	3642.42	3773.48	3947.68	3927.04	
Sp-Asmnt	242.30	242.30	262.64	262.64	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
122	1	2015-03-25	WARNEMENT DANIEL G	LWD	53900	14940	16370
34	1	2011-01-24	BELL JASON D & WHITNEY A	LWD	65000	14940	15830
174	1	1995-03-09	OSBORN PHILLIP E & CAROL	1SD	65000	0	35710

Year	Land	Bldg	Total	Net Tax
2021	5490	57910	63400	3668.20
2020	5490	57910	63400	3279.20

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

1

836 E FRANKLIN 43326

PUB PAVED ST/RD
Neighborhood:
Code: 3620
Dwl/Gar/NC% 1.1200

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	Restaurant		2310	78.18	C	2018AV	180600	.10		162540
2	Paving		7580	3.00	C	2018AV	22740	.15		19330
front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value		
		67.00	119	89	300	267	17890	17890		

Call Back: Sign: PSN Date: 2015-02-25 Lister: 36-430063.0000-v082020R