PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-430063.0000 COM
I10 2026

sale

2023	WARNEMENT DANIEL G	2015-03-25
2024	WARNEMENT DANIEL G	2015-03-25
2025	WARNEMENT DANIEL G	2015-03-25
2026	WARNEMENT DANIEL G	2015-03-25 STEVENS & SONS PT 53-54
	836 E FRANKLIN ST	1WD
		$53,900
	KENTON OH 43326	

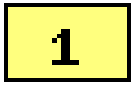
Eff Rate:– 53.98 — 56.47 — 56.17 — 56.17 — a/r

Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	439	439	439	439	439	439	439
Acres							
Land100%	17890	17890	17890	17890	17890	21460	21470
Bldg100%	181860	181860	181860	181860	181860	218260	218250
Totl100%	199740t	199740t	199740t	199740t	199740t	239710t	239720t
Cauv100%							
Tax Value:							
Land 35%	6260	6260	6260	6260	6260	7510	7510
Bldg 35%	63650	63650	63650	63650	63650	76390	76390
Totl 35%	69910t	69910t	69910t	69910t	69910t	83900t	83900t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	3773.48	3947.68	3927.04	3927.04			
Sp-Asmnt	242.30	262.64	262.64	262.64			

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

Year	Land	Bldg	Total	Net Tax
2022	5490	57910	63400	3642.42
2021	5490	57910	63400	3668.20

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



836 E FRANKLIN 43326

PUB PAVED ST/RD

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	Restaurant			2310	93.81	C	2018AV	180600	.10		195050
2	Paving			7580	3.60	C	2018AV	22740	.15		23200

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		67.00	119	89	300	267	17890	21470

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