

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-430070.0000
I09

COM
2023

sale

Eff Rate:- 51.72 — 57.86 — 57.45 — 53.98 — a/r

| | |
|----------------------|------------------------------------|
| 2020 KIMO VERNON LLC | 2009-08-16 |
| 2021 KIMO VERNON LLC | 2009-08-16 |
| 2022 KIMO VERNON LLC | 2009-08-16 |
| 2023 KIMO VERNON LLC | 2009-08-16 |
| 850 E FRANKLIN ST | 2009-08-16 STEVENS & SONS PT 53-54 |
| | 1WD |
| KENTON OH 43326 | \$110,000 07.1-05-43-070 |

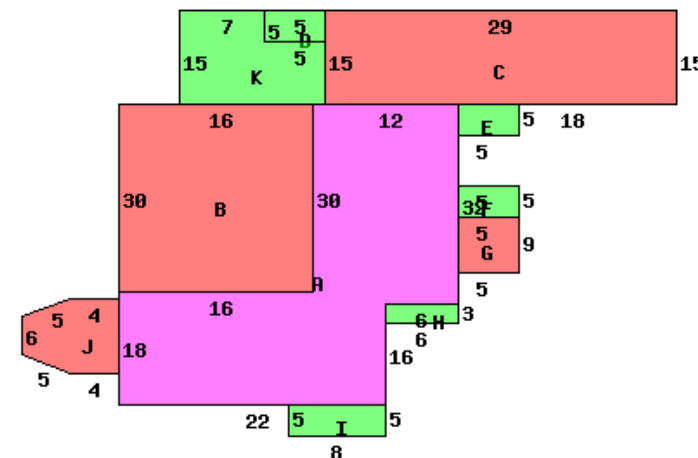
| | | | | | |
|------------|---------|---------|---------|---------|---------|
| Tax Year | 2020 | 2021 | 2022 | 2023 | CAMA |
| Prop Cls | 447 | 447 | 447 | 447 | 447 |
| Acres | | | | | |
| Land100% | 30200 | 30200 | 30200 | 34430 | 34430 |
| Bldg100% | 92060 | 92060 | 92060 | 105340 | 105330 |
| Totl100% | 122260t | 122260t | 122260t | 139770t | 139760t |
| Cauv100% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 10570 | 10570 | 10570 | 12050 | 12050 |
| Bldg 35% | 32220 | 32220 | 32220 | 36870 | 36870 |
| Totl 35% | 42790t | 42790t | 42790t | 48920t | 48920t |
| Hmstd35% | | | | | |
| Owner Oc | | | | | |
| Hmstd RB | | | | | |
| Net Tax | 2213.20 | 2475.74 | 2458.34 | 2640.50 | |
| Sp-Asmnt | 244.43 | 244.44 | 244.43 | 244.43 | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
|------|------|------|------|-------|-------|---|-------|
| 2 | B/C | M | | 768 | | | ADDTN |
| 2 | B/C | A | | 480 | | b | ADDTN |
| 1 | B/C | A | | 435 | | c | ADDTN |
| | OP | P | | 25 | 750 | d | PORCH |
| | OP | P | | 25 | 750 | e | PORCH |
| | OP | P | | 25 | 750 | f | PORCH |
| 1 | B/C | A | | 45 | | g | ADDTN |
| | OP | P | | 18 | 540 | h | PORCH |
| | OP | P | | 40 | 1200 | i | PORCH |
| 1 | B/C | A | | 84 | | j | ADDTN |
| | PAT | P | | 155 | 470 | k | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:bldg |
|-------|----|------------|-------------------------|---------------|--------|---------|---------|
| 397 | 1 | 2009-08-16 | KIMO MERNON LLC | 1WD | 110000 | 28770 | 66400 |
| 102 | 1 | 2009-04-10 | SICKLES FRED R & LOIS V | 1QC * | 0 | 28770 | 66400 |
| 101 | 1 | 2009-04-10 | HANNA DANE M | 1WD * | 0 | 28770 | 66400 |

| Year | Land | Bldg | Total | Net Tax |
|------|-------|-------|-------|---------|
| 2019 | 10070 | 32220 | 42290 | 2156.94 |
| 2018 | 10070 | 32220 | 42290 | 2161.18 |

| Project | | ben acres | | / % factor | |
|---------|---------------------------|-----------|---------|------------|--|
| 902 | MAIN DISTRICT CONSERVANCY | | XA/2023 | | |
| 500 | HARDIN COUNTY LANDFILL | | XA/2023 | | |
| 642 | TRASH-KENTON CITY | | XA/2023 | | |



850 E FRANKLIN 43326

| Occupancy 2 Duplex | | *DWELLING COMPUTATIONS | |
|--------------------|------------|------------------------|-------------------------|
| Story Height | 2 | Sq-Ft | Value |
| Floor Level | Main | BRICK | 1812 142660 |
| | Full Upper | BRICK | 1248 70430 |
| | Basement | | 627 11890 |
| | Subtotal | | 224980 |
| Shingle | Roof | HIP | |
| | B 1 2 U A | | |
| Plaster/Drywall | X | 1 / | Extra Living Units 3500 |
| Panelled Wall | X | | Air Conditioning 5400 |
| Unfinished Wall | X | | Plumbing 6300 |
| Floor/Hardwood | X X | | Extra Features 4460 |
| Number of Rooms | 9 2 | | Total Value 244640 |
| Bedrooms | 3 | | |
| Central Heat | A | | PUB PAVED ST/RD |
| FORCED AIR | | | Neighborhood: |
| Central A/C | A | | Code: 3620 |
| Plumbing | | | Dwl/Gar/NC% 1.1200 |
| Standard | 2 | | |
| Extra 2 Fixture | 2 | | |

| Bldg Type | SHB+Cons | DixHt | Unit | Blt/Renov | Replace | Phy Fnc | True |
|-----------|----------|-----------|-------------|-----------|---------------|------------|--------|
| 1 DENTIST | B B | FtxFt | Area Rate | Grade | Cond Value | Dpr Dpr | Value |
| | | | 3823 110.20 | C | OLD/GD 421300 | .75 | 105330 |
| front lot | acres/ | effective | depth | actual | effective | extended | true |
| | frontage | frontage | depth | depth | rate | rate value | value |
| | | 135.00 | 110 | 85 | 300 | 255 34430 | 34430 |

Call Back:

Sign: PSN Date: 2015-02-25 Lister:

36-430070.0000-v082020R