

PLEASANT TWP
KENTON CORP

00350

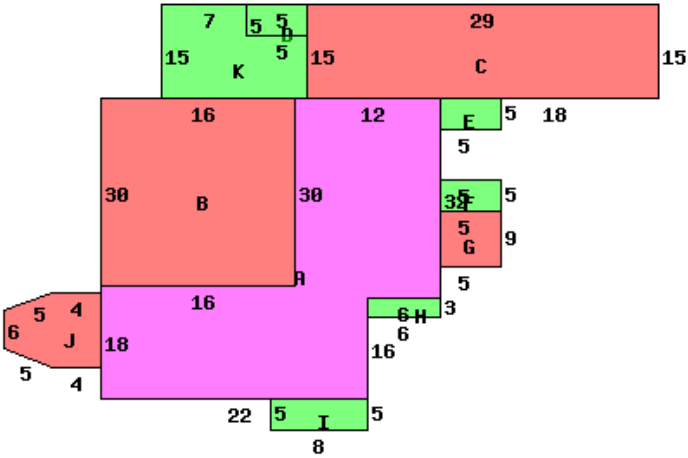
Hardin County, Ohio
Michael T. Bacon, Auditor

36-430070.0000
I09

COM
2025

2022 KIMO VERNON LLC		2009-08-16	STEVENS & SONS PT 53-54	Eff Rate: 57.45	53.98	56.47	56.17	a/r
2023 KIMO VERNON LLC		2009-08-16		Tax Year	2022	2023	2024	2025
2024 KIMO VERNON LLC		2009-08-16		Prop Cls	447	447	447	447
2025 KIMO VERNON LLC		2009-08-16		Acres				
850 E FRANKLIN ST		1WD		Land100%	30200	34430	34430	34430
KENTON OH 43326		\$110,000		Bldg100%	92060	105340	105340	105330
				Totl100%	122260t	139770t	139770t	139760t
				Cauv100%				
				Tax Value:				
				Land 35%	10570	12050	12050	12050
				Bldg 35%	32220	36870	36870	36870
				Totl 35%	42790t	48920t	48920t	48920t
				Hmstd35%				
				Owner 0c				
				Hmstd RB				
				Net Tax	2458.34	2640.50	2762.40	2747.96
				Sp-Asmnt	244.43	244.43	337.20	257.68
2026 COMMERCIAL AVENUE INC		2025-07-14						
850 E FRANKLIN ST		1WD						
KENTON OH 43326								

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	B/C	M		768		b	ADDTN
2	B/C	A		480		c	ADDTN
1	B/C	A		435		d	PORCH
	OP	P		25	750	e	PORCH
	OP	P		25	750	f	PORCH
	OP	P		25	750	g	ADDTN
1	B/C	A		45		h	PORCH
	OP	P		18	540	i	PORCH
	OP	P		40	1200	j	ADDTN
1	B/C	A		84		k	PORCH
	PAT	P		155	470		
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
294	1	2025-07-14	COMMERCIAL AVENUE INC	1WD	130000	34430	105340
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			
2021	10570	32220	42790	2475.74			
2020	10570	32220	42790	2213.20			
p r o j e c t				ben acres	/ %	factor	
902 MAIN DISTRICT CONSERVANCY				XA/2025			
500 HARDIN COUNTY LANDFILL				XA/2025			



Occupancy 2 Duplex				*DWELLING COMPUTATIONS												
Story Height	2			Sq-Ft	Value	Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
Floor Level						1 DENTIST	B B	FtxFt	3823	Rate	C	OLD/GD	421300	.75	Dpr	Value
		Main	BRICK	1812	142660											105330
		Full Upper	BRICK	1248	70430											
		Basement		627	11890											
		Subtotal			224980											
Shingle		Roof	HIP			front lot	acres/	effective	depth	depth	actual	effective	extended	value	value	
		B 1 2 U A					frontage	135.00	110	85	300	255	34430	34430		
Plaster/Drywall	X															
Panelled Wall	X		1 /	Extra Living Units	3500											
Unfinished Wall	X			Air Conditioning	5400											
Floor/Hardwood	X X			Plumbing	6300											
Number of Rooms	9 2			Extra Features	4460											
Bedrooms	3			Total Value	244640											
				PUB PAVED ST/RD												
Central Heat	A			Neighborhood:												
FORCED AIR				Code:												
Central A/C	A			Dwl/Gar/NC%	1.1200											
Plumbing																
Standard	2															
Extra 2 Fixture	2															
						Call Back:		Sign:	PSN	Date:	2015-03-25	Lister:				26-420070-0000-v082020P

Call Back:

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

36-430070.0000-v082020R