

PLEASANT TWP
KENTON CORP

00350

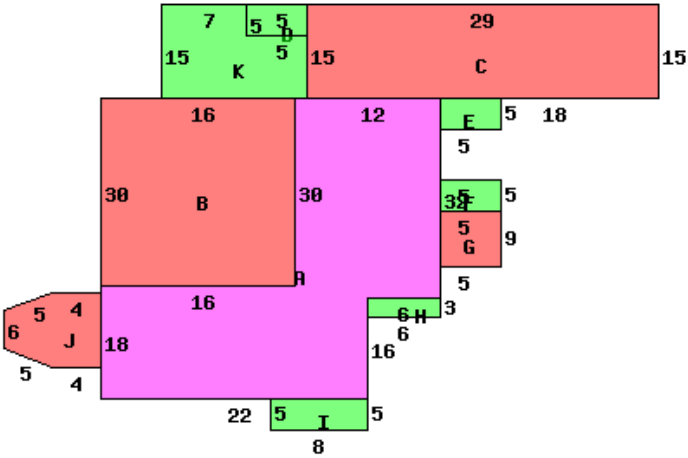
Hardin County, Ohio
Michael T. Bacon, Auditor

36-430070.0000
I09

COM
2025

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

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
Floor Level						1 DENTIST	B B	FtxFt	3823	Rate	C	Cond	Value
		Main	BRICK	1812	142660								
		Full Upper	BRICK	1248	70430								
		Basement		627	11890								
		Subtotal			224980								
Shingle		Roof	HIP			front lot	acres/	effective	depth	depth	actual	effective	extended
							frontage	frontage	factor	factor	rate	rate	value
								135.00	110	85	300	255	34430
Plaster/Drywall													
Panelled Wall													
Unfinished Wall													
Floor/Hardwood													
Number of Rooms													
Bedrooms													
Central Heat													
FORCED AIR													
Central A/C													
Plumbing													
Standard													
Extra 2 Fixture													