

PLEASANT TWP
KENTON CORP

00350

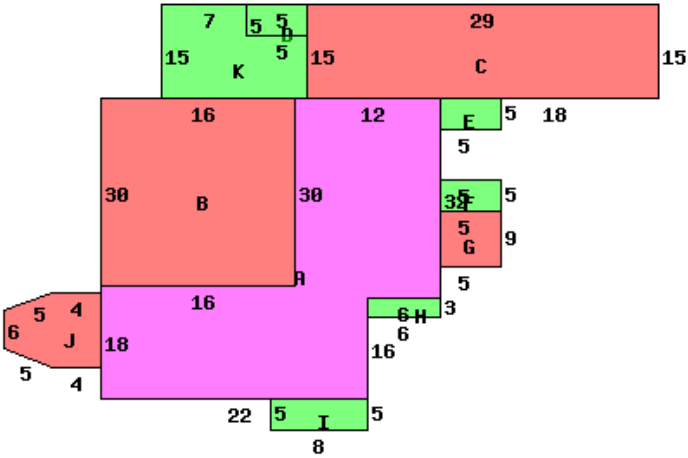
Hardin County, Ohio
Michael T. Bacon, Auditor

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	2025	CAMA
2023	KIMO VERNON LLC	2009-08-16	Prop Cls	447	447	447	447	447
2024	KIMO VERNON LLC	2009-08-16	Acres					
2025	KIMO VERNON LLC	2009-08-16	Land100%	30200	34430	34430	34430	34430
	850 E FRANKLIN ST	1WD	Bldg100%	92060	105340	105340	105340	105330
	KENTON OH 43326	\$110,000	Totl100%	122260t	139770t	139770t	139770t	139760t
			Cauv100%					
			Tax Value:					
			Land 35%	10570	12050	12050	12050	12050
			Bldg 35%	32220	36870	36870	36870	36870
			Totl 35%	42790t	48920t	48920t	48920t	48920t
			Hmstd35%					
			Owner 0c					
			Hmstd RB					
			Net Tax	2458.34	2640.50	2762.40		
			Sp-Asmnt	244.43	244.43	337.20		
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/2024			
500 HARDIN COUNTY LANDFILL				XA/2024			



Occupancy 2 Duplex				*DWELLING COMPUTATIONS		Bldg Type		SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
Story Height 2				Sq-Ft		1 DENTIST		B B	FtxFt	3823	110.20	C	OLD/GD	421300	.75	Dpr	Value
Floor Level				Value													105330
				Main		BRICK											
				Full Upper		BRICK											
				Basement													
				Subtotal													
				627		224980											
Shingle				Roof		HIP											
B 1 2 U A																	
Plaster/Drywall				X		1 /			effective	depth	depth	actual	effective	extended		value	
Panelled Wall				X					frontage	135.00	110	85	rate	rate	34430	34430	
Unfinished Wall				X													
Floor/Hardwood				X X													
Number of Rooms				9 2													
Bedrooms				3													
Central Heat				A													
FORCED AIR																	
Central A/C				A													
Plumbing																	
Standard				2													
Extra 2 Fixture				2													

Call Back:

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

36-430070.0000-v082020R