

PLEASANT TWP
KENTON CORP

00350

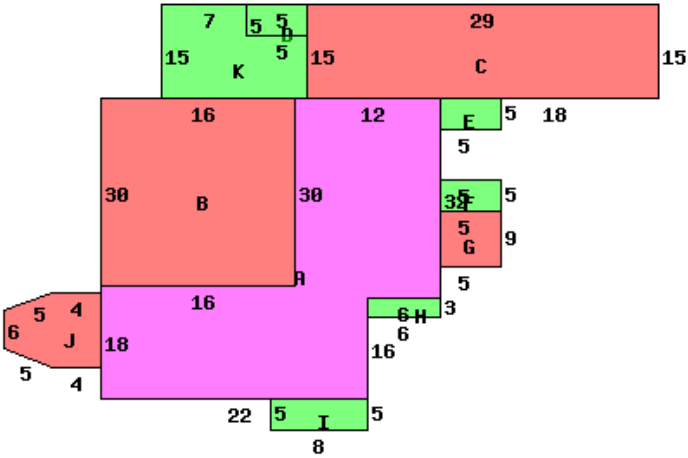
Hardin County, Ohio
Michael T. Bacon, Auditor

36-430070.0000
I09

COM
2025

Sale		Eff. Rate: 57.45 53.98 56.47 56.17 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	41320
850 E FRANKLIN ST	1WD	Bldg100%	92060	105340	105340	105340	126390
KENTON OH 43326	\$110,000	Totl100%	122260t	139770t	139770t	139770t	167710t
		Tax Value:					
		Land 35%	10570	12050	12050	12050	14460
		Bldg 35%	32220	36870	36870	36870	44240
		Totl 35%	42790t	48920t	48920t	48920t	58700t
		Hmstd35%					
		Owner Oc					
		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							
500 HARDIN COUNTY LANDFILL							



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				1812	142660	1 DENTIST	B B	FtxFt	3823	132.24	C	Cond	Value	Dpr	Dpr	Value
				1248	70430											
				627	11890											
				224980		front lot										
Shingle							acres/	effective	depth	depth	actual	effective	extended			
							frontage	frontage	110	85	rate	rate	value			
								135.00			300	255	34430			41320
Plaster/Drywall																
Panelled Wall																
Unfinished Wall																
Floor/Hardwood																
Number of Rooms																
Bedrooms																
Central Heat																
FORCED AIR																
Central A/C																
Plumbing																
Standard																
Extra 2 Fixture																
						</										