PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-430070.0000 COM
I09 2026

sale

2023 KIMO VERNON LLC	2009-08-16	
2024 KIMO VERNON LLC	2009-08-16	
2025 KIMO VERNON LLC	2009-08-16	
2026 KIMO VERNON LLC	2009-08-16	STEVENS & SONS PT 53-54
850 E FRANKLIN ST	1WD	
	$110,000	
KENTON OH 43326		

2027 COMMERCIAL AVENUE INC	2025-07-14	
850 E FRANKLIN ST	1WD	
KENTON OH 43326		

Eff Rate: 53.98 — 56.47 — 56.17 — 56.17 — a/r

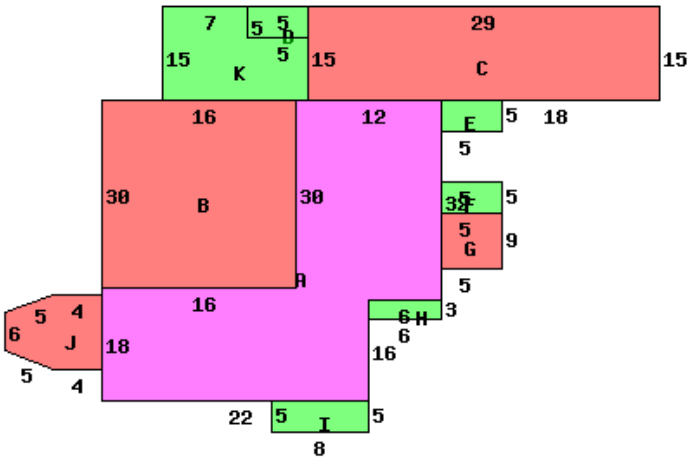
Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	447	447	447	447	447	447	447
Acres							
Land100%	34430	34430	34430	34430	34430	41310	41320
Bldg100%	105340	105340	105340	105340	105340	126400	126390
Totl100%	139770t	139770t	139770t	139770t	139770t	167710t	167710t
Cauv100%							
Tax Value:							
Land 35%	12050	12050	12050	12050	12050	14460	14460
Bldg 35%	36870	36870	36870	36870	36870	44240	44240
Totl 35%	48920t	48920t	48920t	48920t	48920t	58700t	58700t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	2640.50	2762.40	2747.96	2747.96			
Sp-Asmnt	244.43	337.20	257.68	257.68			

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	B/C	M		768		a	*MAIN
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
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
2022	10570	32220	42790	2458.34
2021	10570	32220	42790	2475.74

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



850 E FRANKLIN 43326

Occupancy 2 Duplex

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
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			
				PUB PAVED ST/RD	
Central Heat	A				
FORCED AIR				Neighborhood:	
Central A/C	A			Code:	4444
Plumbing				Dwl/Gar/NC%	1.2000
Standard	2			lot/hmsite%	1.2000
Extra 2 Fixture	2			res-ag:lnd%	1.2000
				ag-t:c/p/w%	1.2000
				ag-t:other%	1.2000
				ag:outbldg%	1.2000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DENTIST	B B		3823	132.24	C	OLD/GD	505550	.75		126390

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		135.00	110	85	300	255	34430	41320

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

36-430070.0000-v082020R