

PLEASANT TWP
KENTON CORP

00350

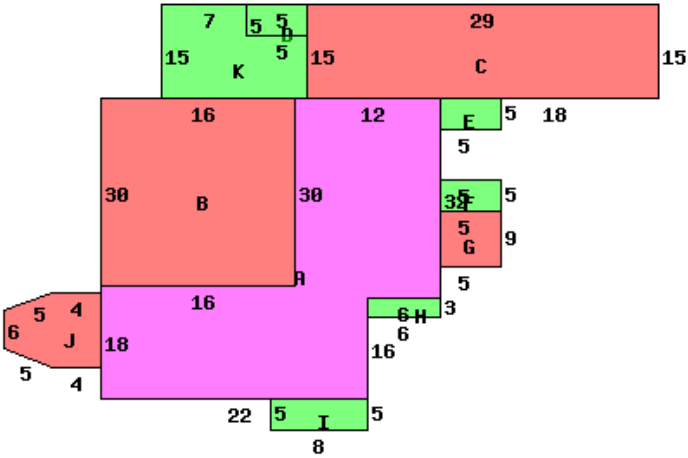
Hardin County, Ohio
Michael T. Bacon, Auditor

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
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 STEVENS & SONS PT 53-54	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	2747.96
		Sp-Asmnt	244.43	244.43	337.20
				257.68	

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			



850 E FRANKLIN 43326

Occupancy 2 Duplex			*DWELLING COMPUTATIONS			Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
Story Height	2		Sq-Ft	Value		1 DENTIST	B B	FtxFt	3823	132.24	C	OLD/GD	505550	.75	Dpr	126390
Floor Level		Main	1812	142660												
		Full Upper	1248	70430												
		Basement	627	11890												
		Subtotal		224980												
Shingle		Roof														
	B 1 2 U A	HIP														
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															
Central Heat	A			PUB PAVED ST/RD												
FORCED AIR																
Central A/C	A			Neighborhood:												
Plumbing				Code:	4444											
Standard	2			Dwl/Gar/NC%	1.2000											
Extra 2 Fixture	2			lot/hmsite%	1.2000											
				res-ag:lnnd%	1.2000											
				ag-t:c/p/w%	1.2000											
				ag-t:other%	1.2000											
				ag:outbldg%	1.2000											
Call Back:						Sign: PSN Date: 2015-02-25 Lister:						36-430070.0000-v082020R				