

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-430070.0000
I09

COM
2024

sale

2021 KIMO VERNON LLC	2009-08-16
2022 KIMO VERNON LLC	2009-08-16
2023 KIMO VERNON LLC	2009-08-16
2024 KIMO VERNON LLC	2009-08-16
850 E FRANKLIN ST	1WD
KENTON OH 43326	\$110,000

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

Eff Rate:- 57.86 — 57.45 — 53.98 — 56.47 — a/r

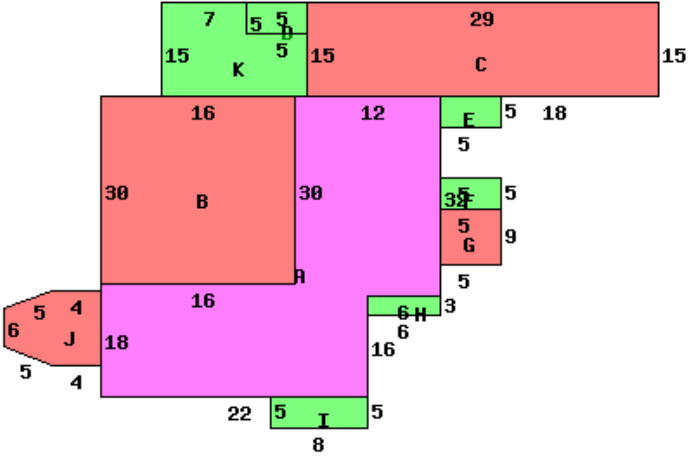
Tax Year	2021	2022	2023	2024	CAMA
Prop Cls	447	447	447	447	447
Acres					
Land100%	30200	30200	34430	34430	34430
Bldg100%	92060	92060	105340	105340	105330
Totl100%	122260t	122260t	139770t	139770t	139760t
Cauv100%					
Tax Value:					
Land 35%	10570	10570	12050	12050	12050
Bldg 35%	32220	32220	36870	36870	36870
Totl 35%	42790t	42790t	48920t	48920t	48920t
Hmstd35%					
Owner 0c					
Hmstd RB					
Net Tax	2475.74	2458.34	2640.50	2762.40	
Sp-Asmnt	244.44	244.43	244.43	337.20	

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
2020	10570	32220	42790	2213.20
2019	10070	32220	42290	2156.94

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2024			
500 HARDIN COUNTY LANDFILL	XA/2024			



850 E FRANKLIN 43326

Occupancy 2 Duplex		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level			
	Main	BRICK	1812
	Full Upper	BRICK	1248
	Basement		627
	Subtotal		224980
Shingle	Roof	HIP	
	B 1 2 U A		
	X	1 /	
Plaster/Drywall	X	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:	3620
Plumbing		Dwl/Gar/NC%	1.1200
Standard	2		
Extra 2 Fixture	2		

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DENTIST	B B	FtxFtx	3823	Rate		Cond	Value	Dpr	Dpr	Value
				110.20		OLD/GD	421300	.75		105330
front lot	acres/	effective	depth	depth	actual	effective	extended	true		
	frontage	frontage	110	85	rate	rate	value	value		
		135.00			300	255	34430	34430		