

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

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	447	447	447	447	447
Acres					
Land100%	30200	34430	34430	34430	34430
Bldg100%	92060	105340	105340	105340	105330
Totl100%	122260t	139770t	139770t	139770t	139760t
Cauv100%					

2026 COMMERCIAL AVENUE INC	2025-07-14	
850 E FRANKLIN ST	LWD	
KENTON OH 43326		

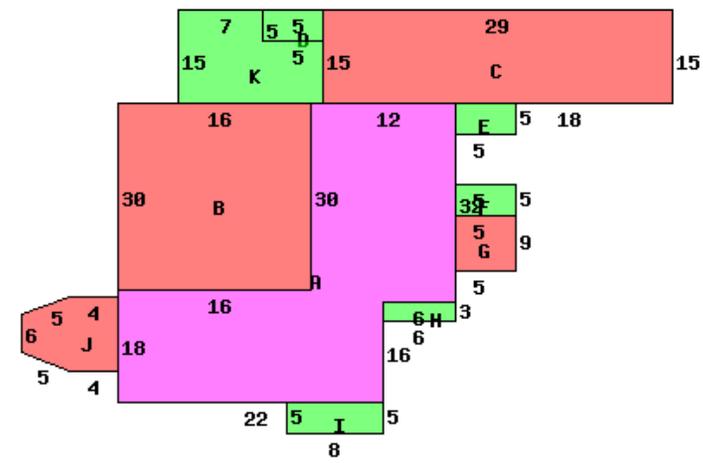
Tax Value:					
Land 35%	10570	12050	12050	12050	12050
Bldg 35%	32220	36870	36870	36870	36870
Totl 35%	42790t	48920t	48920t	48920t	48920t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2458.34	2640.50	2762.40	2747.96	
Sp-Asmnt	244.43	244.43	337.20	257.68	

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	LWD	130000	34430	105340
397	1	2009-08-16	KIMO MERNON LLC	LWD	110000	28770	66400
102	1	2009-04-10	SICKLES FRED R & LOIS V	LQC *	0	28770	66400
101	1	2009-04-10	HANNA DANE M	LWD *	0	28770	66400

Year	Land	Bldg	Total	Net Tax
2021	10570	32220	42790	2475.74
2020	10570	32220	42790	2213.20

Project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			
500 HARDIN COUNTY LANDFILL			



850 E FRANKLIN 43326

Occupancy 2 Duplex		*DWELLING COMPUTATIONS	
Story Height	Floor Level	Sq-Ft	Value
2	Main	BRICK	1812 142660
	Full Upper	BRICK	1248 70430
	Basement		627 11890
	Subtotal		224980
	Shingle	Roof	HIP
		B 1 2 U A	
		X	1 /
	Plaster/Drywall		Extra Living Units 3500
	Panelled Wall		Air Conditioning 5400
	Unfinished Wall		Plumbing 6300
	Floor/Hardwood		Extra Features 4460
	Number of Rooms	9 2	Total Value 244640
	Bedrooms	3	
	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	Unit	Blt/Renov	Replace	Phy Fnc	True
1 DENTIST	B B	FtxFt	Area Rate	Grade	Value	Dpr Dpr	Value
			3823 110.20	C	421300	.75	105330
front lot	acres/ frontage	effective	depth	actual	effective	extended	true
		135.00	110	85	300	255	34430