PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-430070.0000 COM
I09 2025

sale

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	1WD
		$110,000
	KENTON OH 43326	

2026	COMMERCIAL AVENUE INC	2025-07-14
	850 E FRANKLIN ST	1WD
	KENTON OH 43326	

Eff Rate: – 57.45 — 53.98 — 56.47 — 56.17 — a/r

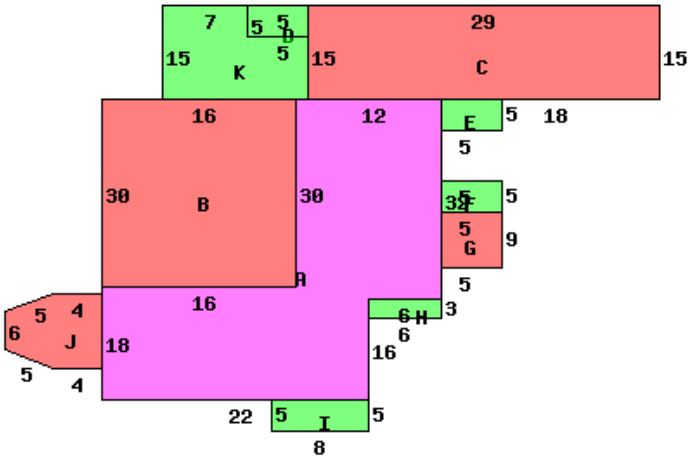
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	447	447	447	447	447
Acres					
Land100%	30200	34430	34430	34430	34430
Bldg100%	92060	105340	105340	105340	105330
Totl100%	122260t	139770t	139770t	139770t	139760t
Cauv100%					
Tax Value:					
Land 35%	10570	12050	12050	12050	12050
Bldg 35%	32220	36870	36870	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	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

Story Height 2

Floor Level			*DWELLING COMPUTATIONS Sq-Ft	Value
	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: 3620
Plumbing			Dwl/Gar/NC% 1.1200
Standard	2		
Extra 2 Fixture	2		

	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	110.20	C	OLD/GD	421300	.75		105330

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

Call Back: Sign: PSN Date: 2015-02-25 Lister: 36-430070.0000-v082020R