

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-520055.0000
J54

COM
2025

sale

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

2022 ACCESS REAL ESTATE KE	2020-12-04
2023 ACCESS REAL ESTATE KE	2020-12-04
2024 ACCESS REAL ESTATE KE	2020-12-04
2025 ACCESS REAL ESTATE KENT	2020-12-04 PT W 1/2 SW 1/4 SW 1/4 34
1015 E FRANKLIN ST	1QC .775A
KENTON OH 43326	\$0

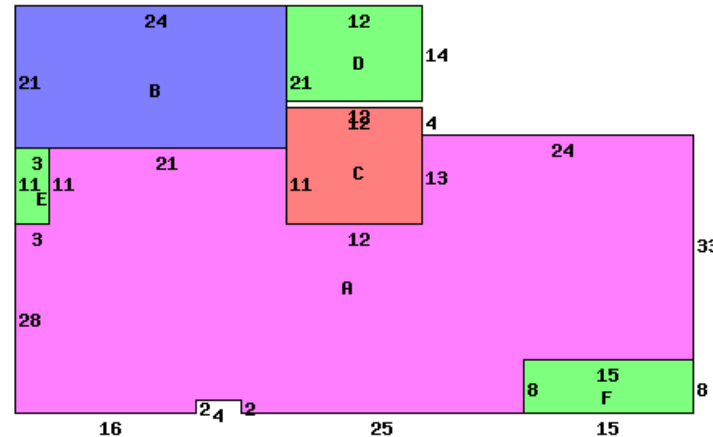
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	447	447	447	447	447
Acres	.7800	.7800	.7800	.7800	
Land100%	23400	23400	23400	23400	23400
Bldg100%	110230	121710	121710	121710	121700
Totl100%	133630t	145110t	145110t	145110t	145100t
Cauv100%					
Tax Value:					
Land 35%	8190	8190	8190	8190	8190
Bldg 35%	38580	42600	42600	42600	42600
Totl 35%	46770t	50790t	50790t	50790t	50790t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2687.00	2741.44	2868.00	2853.02	
Sp-Asmnt	243.98	243.98	257.50	257.50	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	B/C	M		2095			
	B2	G		504	14110		b GRAGE
1	F/C	A		204			c ADDTN
	PAT	P		168	500		d PORCH
	OFF	P		33	990		e PORCH
	OFF	P		120	3600		f PORCH

DR OFFICE 5 EXAM ROOMS	Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
	495	1	2020-12-04	ACCESS REAL ESTATE KENTON	1QC *	0	23400	80370
	277	1	2020-07-01	ACCESS OHIO LLC	1WD	144837	23400	80370
	159	1	1997-04-24	DSHMUKH MURLIDHAR R TRUS	1WD *	0	20510	84000
	615	1	1995-07-07	DESHMUKH MURLI R	1WD	100000	20510	84000
	412	1	1992-05-08		1WD	110000	0	74710

Year	Land	Bldg	Total	Net Tax
2021	8190	28130	36320	2101.40
2020	8190	28130	36320	1878.56

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



Occupancy	1 Single Family	*DWELLING COMPUTATIONS	Sq-Ft Value
Story Height	1		
Floor Level	Main	BRICK	2299 168680
	Subtotal		168680
Shingle	Roof	HIP	
Plaster/Drywall	X	Air Conditioning	4020
Panelled Wall	X	Plumbing	5600
Floor/Hardwood	X	Garages and Carports	14110
Floor/Carpet	X	Extra Features	5090
Number of Rooms	9 2	Total Value	197500
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR			
Central A/C	A	Neighborhood:	
Plumbing		Code:	3630
Extra 2 Fixture	3	Dwl/Gar/NC%	1.0500
Extra Fixture	7		

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 MED OFF		FtxFt	2299	Rate	C	1900GD	218980	Dpr	Dpr	Value
2 Paving			4200	1.50	C	1980AV	6300	.80		120440
site value		effective	depth	actual	effective	extended	true			
		frontage	depth	depth	rate	value	value			
		.7800		factor						23400