

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-520058.0000
J55

COM
2025

sale

2022 N K KENTON LLC	2016-08-18		
2023 N K KENTON LLC	2016-08-18		
2024 N K KENTON LLC	2016-08-18		
2025 N K KENTON LLC	2016-08-18	PT W 1/2 SW 1/4 SW 1/4 34	
1107 E FRANKLIN ST	1WD	3.535A	
KENTON OH 43326	\$250,000		

Eff Rate:-	57.45	53.98	56.47	56.17	a/r	
Tax Year	2022	2023	2024	2025		CAMA
Prop Cls	410	410	410	410		410
Acres	3.5350	3.5350	3.5350	3.5350		
Land100%	26430	26430	26430	26430		26430
Bldg100%	137110	150860	150860	150860		150870
Totl100%	163540t	177290t	177290t	177290t		177300t
Cauvl00%						
Tax Value:						
Land 35%	9250	9250	9250	9250		9250
Bldg 35%	47990	52800	52800	52800		52800
Totl 35%	57240t	62050t	62050t	62050t		62050t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	3288.54	3349.24	3503.84	3485.52		
Sp-Asmnt	245.01	245.01	259.52	259.52		

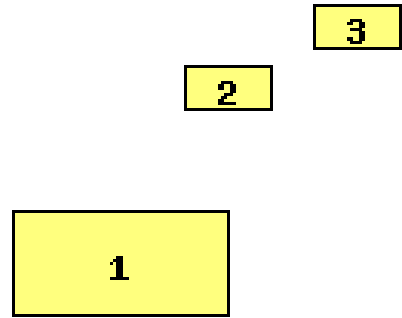
Annexed from 33-340047 for the 2013 duplicate
15 ROOMS, 2 APARTMENTS
7 1 BEDROOM \$28 A DAY
8 2 BEDROOM \$30 A DAY

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
354	1	2016-08-18	N K KENTON LLC	1WD	250000	29890	155860
353	1	2016-08-18	NILKANTH LLC	1WD	175000	29890	155860

Year	Land	Bldg	Total	Net Tax
2021	9250	47990	57240	3311.78
2020	9250	47990	57240	2960.58

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

1107 E FRANKLIN ST 43326



Neighborhood:
Code: 3630
Dwl/Gar/NC% 1.0500

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True	
		FtxFt	Area	Cond	Value	Dpr	Dpr	Value	
1	MOTEL		7599	53.56	C	1900FR	407000	.65	142450
2	Shed	36X28	1008	12.00	C	1960AV	12100	.80	2420
3	Shed	24X25	600	12.00	C	1995AV	7200	.75	1800
4	Paving		14000	1.50	C	1960FR	21000	.80	4200

site value	acres/ frontage	effective frontage	depth depth	actual factor	effective rate	extended value	true value
site value	.9950					15000	15000
site value	2.5400					11430	11430