PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-520058.0000 COM
J55 2026

sale

2023 N K KENTON LLC	2016-08-18	
2024 N K KENTON LLC	2016-08-18	
2025 N K KENTON LLC	2016-08-18	
2026 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
	$250,000	
KENTON OH 43326		

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

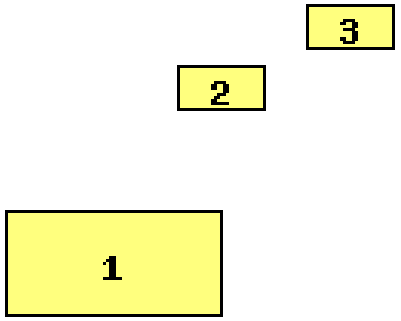
Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	410	410	410	410	410	410	410
Acres	3.5350	3.5350	3.5350	3.5350			
Land100%	26430	26430	26430	26430	26430	31710	31720
Bldg100%	150860	150860	150860	150860	150860	181030	181040
Totl100%	177290t	177290t	177290t	177290t	177290t	212740t	212760t
Cauv100%							
Tax Value:							
Land 35%	9250	9250	9250	9250	9250	11100	11100
Bldg 35%	52800	52800	52800	52800	52800	63360	63360
Totl 35%	62050t	62050t	62050t	62050t	62050t	74460t	74470t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	3349.24	3503.84	3485.52	3485.52			
Sp-Asmnt	245.01	259.52	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
2022	9250	47990	57240	3288.54
2021	9250	47990	57240	3311.78

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



1107 E FRANKLIN ST 43326

Neighborhood:	
Code:	4444
Dwl/Gar/NC%	1.2000
lot/hmsite%	1.2000
res-ag:lnd%	1.2000
ag-t:c/p/w%	1.2000
ag-t:other%	1.2000
ag:outbldg%	1.2000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value	
1	MOTEL			7599	64.27	C	1900FR	407000	.65		170940	
2	Shed		36X28	1008	14.40	C	1960AV	12100	.80		2900	
3	Shed		24X25	600	14.40	C	1995AV	7200	.75		2160	1 SIDE OPN
4	Paving			14000	1.80	C	1960FR	21000	.80		5040	

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	.9950						15000	18000
site value	2.5400						11430	13720

Call Back: Sign: PSN Date: 2010-04-28 Lister: 36-520058.0000-v082020R