

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-520058.0000
J55

COM
2023

sale

Eff Rate:- 51.72 — 57.86 — 57.45 — 53.98 — a/r

2020 N K KENTON LLC	2016-08-18
2021 N K KENTON LLC	2016-08-18
2022 N K KENTON LLC	2016-08-18
2023 N K KENTON LLC	2016-08-18
1107 E FRANKLIN ST	2016-08-18 PT W 1/2 SW 1/4 SW 1/4 34
	1WD 3.535A
	\$250,000
KENTON OH 43326	07.1-05-52-058

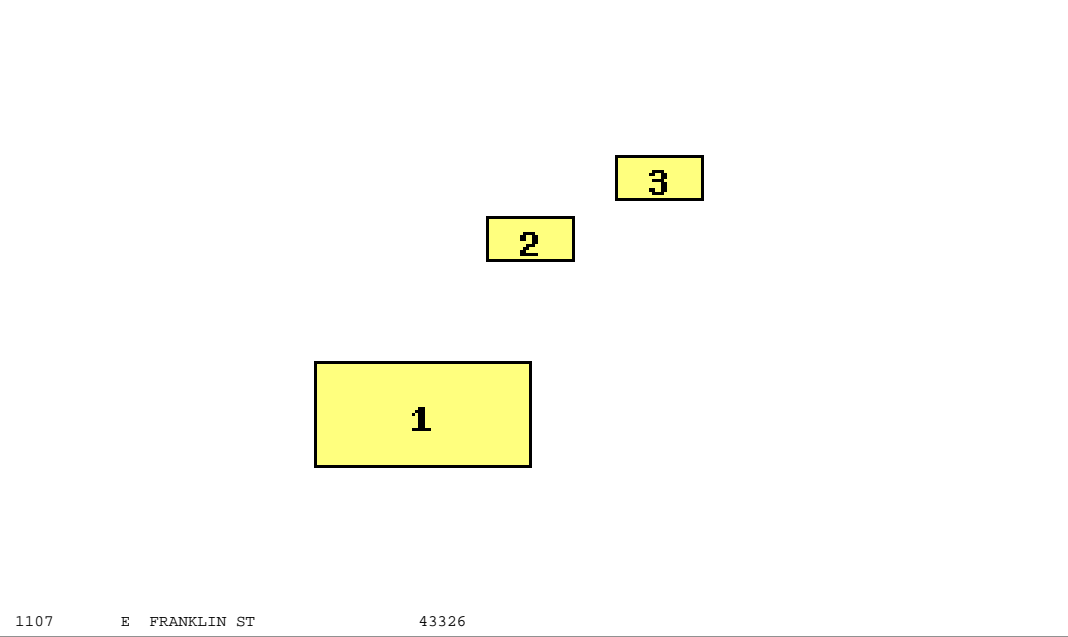
Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	410	410	410	410	410
Acres	3.5350	3.5350	3.5350	3.5350	
Land100%	26430	26430	26430	26430	26430
Bldg100%	137110	137110	137110	150860	150870
Totl100%	163540t	163540t	163540t	177290t	177300t
Cauv100%					
Tax Value:					
Land 35%	9250	9250	9250	9250	9250
Bldg 35%	47990	47990	47990	52800	52800
Totl 35%	57240t	57240t	57240t	62050t	62050t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2960.58	3311.78	3288.54	3349.24	
Sp-Asmnt	245.01	245.02	245.01	245.01	

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
2019	9250	47990	57240	2919.44
2018	9250	47990	57240	2925.18

project
902 MAIN DISTRICT CONSERVANCY XA/2023
500 HARDIN COUNTY LANDFILL XA/2023
ben acres / % factor



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
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 1 SIDE OPN
4	Paving		14000 1.50	C	1960FR 21000	.80		4200

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

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