

PLEASANT TWP
KENTON CORP

00350

REAL PROPERTY RECORD

02:41 AM

Hardin County, Ohio
Michael T. Bacon, Auditor

36-520058.0000
J55

COM
2025

2022 N K KENTON LLC		2016-08-18	Tax Year				2022	2023	2024	2025	CAMA
2023 N K KENTON LLC		2016-08-18	Prop Cls				410	410	410	410	410
2024 N K KENTON LLC		2016-08-18	Acres				3.5350	3.5350	3.5350	3.5350	
2025 N K KENTON LLC		2016-08-18	Land100%				26430	26430	26430	26430	31720
1107 E FRANKLIN ST		1WD 3.535A	Bldg100%				137110	150860	150860	150860	181040
KENTON OH 43326		\$250,000	Totl100%				163540t	177290t	177290t	177290t	212760t
			Tax Value:								
			Land 35%				9250	9250	9250	9250	11100
			Bldg 35%				47990	52800	52800	52800	63360
			Totl 35%				57240t	62050t	62050t	62050t	74470t
			Hmstd35%								
			Owner 0c								
			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			
p r o j e c t				ben acres	/ %	factor	
902 MAIN DISTRICT CONSERVANCY				XA/2025			
500 HARDIN COUNTY LANDFILL				XA/2025			

1107 E FRANKLIN ST 43326

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Neighborhood: 4444		Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
Code: 1.2000		1 MOTEL		FtxFt	Area	Rate	Cond	Value	Dpr	Dpr	Value
Dwl/Gar/NC% 1.2000		2 Shed		36X28	1008	14.40	C	1900FR	.65		170940
lot/hmsite% 1.2000		3 Shed		24X25	600	14.40	C	1960AV	.80		2900
res-ag:lnd% 1.2000		4 Paving			14000	1.80	C	1995AV	.75		2160
ag-t:c/p/w% 1.2000								21000	.80		5040
ag-t:other% 1.2000											1 SIDE OPN
ag:outbldg% 1.2000											
		site value	acres/	effective	depth	actual	effective	extended			true
		site value	frontage	frontage	depth	factor	rate	value			value
			.9950					15000			18000
			2.5400					11430			13720