

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		31720
Bldg100%	137110	150860	150860	150860		181040
Totl100%	163540t	177290t	177290t	177290t		212760t
Cauv100%						
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			

0 r o j e c t	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025		
500 HARDIN COUNTY LANDFILL	XA/2025		

3

2

1

1107 E FRANKLIN ST 43326

Neighborhood:	4444
Code:	1.2000
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	Phy	Fnc	True
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
4 Paving			14000	1.80	C	1960FR		21000	.80				5040
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						