PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-790014.0000 COM
AA34 2026

sale

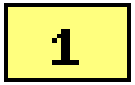
2023 FRANCHISE REALTY INTE
2024 FRANCHISE REALTY INTE
2025 FRANCHISE REALTY INTE
2026 FRANCHISE REALTY INTERS PT W2 NW4 PT W2 SW4 34
990 E COLUMBUS ST 1.403A
$0
KENTON OH 43326

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

Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	435	435	435	435	435	435	435
Acres	1.4000	1.4000	1.4000	1.4000			
Land100%	46910	46910	46910	46910	46910	56290	56280
Bldg100%	681830	681830	681830	681830	681830	818200	818200
Totl100%	728740t	728740t	728740t	728740t	728740t	874490t	874480t
Cauv100%							
Tax Value:							
Land 35%	16420	16420	16420	16420	16420	19700	19700
Bldg 35%	238640	238640	238640	238640	238640	286370	286370
Totl 35%	255060t	255060t	255060t	255060t	255060t	306070t	306070t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	13767.16	14402.74	14327.42	14327.42			
Sp-Asmnt	761.38	807.92	800.39	800.39			

Year	Land	Bldg	Total	Net Tax
2022	16420	231470	247890	14241.66
2021	16420	231470	247890	14342.36

project			ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			
275	CEMETERY #927 - SCIOTO RIVER	XA/2025			



990 E COLUMBUS 43326

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	FASTFOOD			6071	183.72	C	2007GD	929470	.30		780760
2	Paving			32000	1.80	C	2007GD	48000	.35		37440

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	1.0000						35000	42000
site value	.4000						11900	14280

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

Call Back: Sign: PSN Date: 2015-02-18 Lister: 36-790014.0000-v082020R