

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-810011.0000  
BB54

EXM  
2025

sale

Eff Rate:- 57.45 — 53.98 — 56.47 — 56.17 — a/r

2022 HARDIN CO BD OF COMM  
2023 HARDIN CO BD OF COMM  
2024 HARDIN CO BD OF COMM  
2025 HARDIN CO BD OF COMM  
1040 W FRANKLIN ST  
KENTON OH 43326

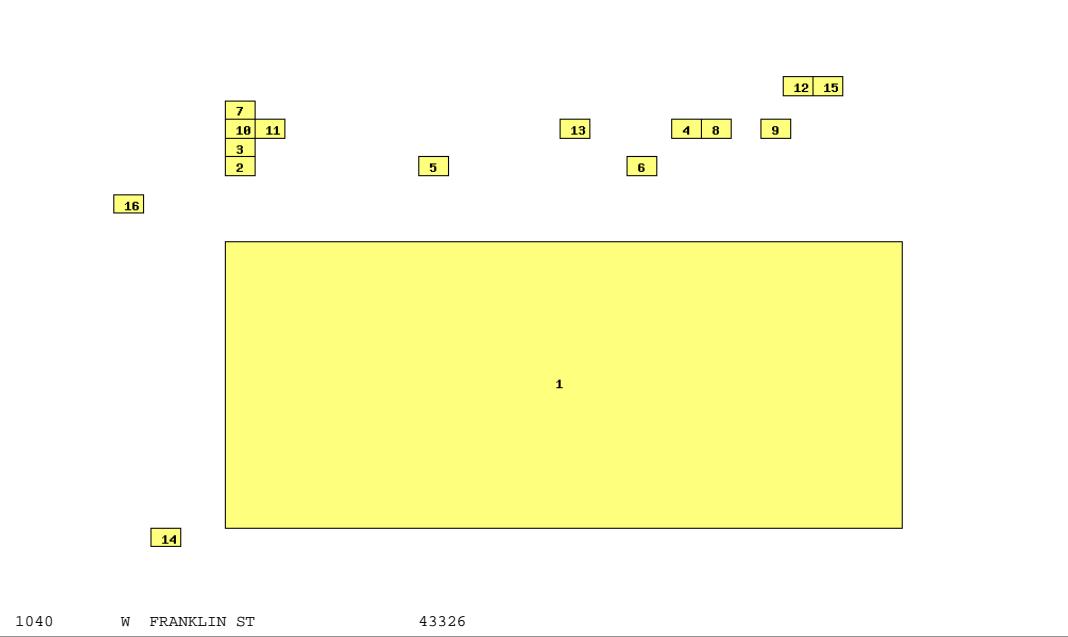
PT SW 1/4 BLDGS CO HWY  
32 48.00A

\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	620	620	620	620	620
Acres	48.0000	48.0000	48.0000	48.0000	127000
Land100%	81460	127000	127000	127000	482310
Bldg100%	352460	350970	350970	482310	609310t
Totl100%	433910t	477970t	477970t	609310t	
Cauv100%					
Tax Value:					
Land 35%	28510	44450	44450	44450	44450
Bldg 35%	123360	122840	122840	168810	168810
Totl 35%	151870t	167290t	167290t	213260t	213260t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax					
Sp-Asmnt	11.90	11.90	58.58	58.58	

Year	Land	Bldg	Total	Net Tax
2021	28510	123360	151870	0.00
2020	28510	123360	151870	0.00

Project: 902 MAIN DISTRICT CONSERVANCY XA/2025 ben acres / % factor



1040 W FRANKLIN ST 43326

Neighborhood: Code: 3670  
Dwl/Gar/NC% 1.0900

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
		FtxFt	Area	Rate	Cond	Value	Dpr	Value
1 OFFICE		5551	72.28	C	1995AV	401230	.40	240740
2 STORAGE		107X30	3210	10.81	C	1954AV	34700	.80
3 STORAGE		110X30	3300	10.81	C	1954AV	35670	.80
4 STORAGE		32X49	1568	10.22	C	1996AV	16030	.65
5 STORAGE		20X20	400	11.00	C	1954AV	4400	.80
6 Garage		138X72	9936	10.23	C	1974AV	101650	.80
7 SALT HSE		30X55	1650	10.22	C	1959FR	16860	.80
8 STORAGE		232X32	7424	5.35	C	1960FR	39720	.80
9 SIGNSHOP		67X32	2144	13.66	C	1974AV	29290	.80
10 Shed		20X30	600	12.00	C	1990AV	7200	.80
11 SALT SHED		30X60	1800	10.22	C	1990AV	18400	.80
12 STORAGE		100X70	7000	10.47	C	1995AV	73290	.70
13 FENCING			2680	13.50	C	1960AV	36180	.80
14 SHOP		40X60	2400	14.26	C	2000AV	34220	.60
15 P	CAN	34X38	1292	8.00	C	2000AV	10340	.60
16 SALT BLDG		48X120	5760	24.00	C	2024AV	138240	.05

small acreage	46.0000	effective frontage	depth	actual factor	effective rate	extended value	true value
site value	1.0000				5000	2000	92000
site value	1.0000				20000	20000	20000
site value	1.0000				15000	15000	15000

Call Back: Sign: PSN Date: 2015-01-14 Lister: Sign: PSN Date: 2015-01-14 Lister:

36-810011.0000-v082020R