

PLEASANT TWP
KENTON CORP

00350

REAL PROPERTY RECORD

Hardin County, Ohio
Michael T. Bacon, Auditor

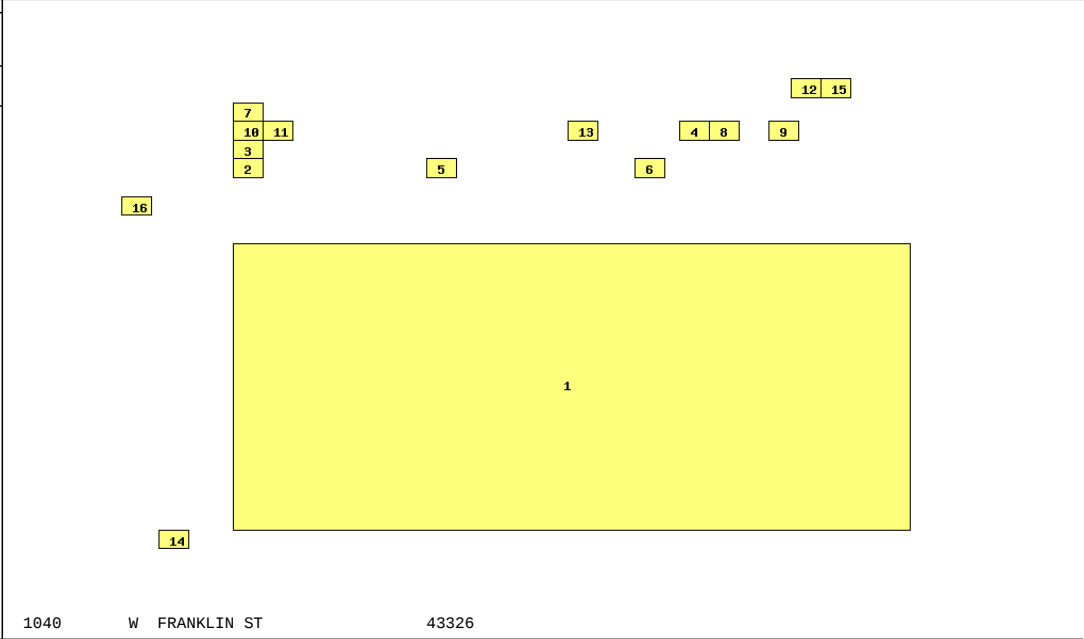
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36-810011.0000
BB54

EXM
2025

sale				Eff Rate:- 57.45 — 53.98 — 56.47 — 56.17 — a/r	
2022	HARDIN CO BD OF COMM			Tax Year 2022	2023
2023	HARDIN CO BD OF COMM			Prop Cls 620	620
2024	HARDIN CO BD OF COMM			Acres 48.0000	48.0000
2025	HARDIN CO BD OF COMM			Land100% 81460	127000
	1040 W FRANKLIN ST	PT SW 1/4 BLDGS CO HWY		Bldg100% 352460	350970
		32 48.00A		Totl100% 433910t	477970t
				Cauv100%	609310t
				Tax Value:	
				Land 35%	28510
				Bldg 35%	123360
				Totl 35%	151870t
				Hmstd35%	167290t
				Owner 0c	
				Hmstd RB	
				Net Tax	
				Sp-Asmnt	11.90

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



Neighborhood: Code: 3670 Dwl/Gar/NC% 1.0900		Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
		1	OFFICE		5551	72.28	C	1995AV	401230	.40		240740
		2	STORAGE	1	107X30	3210	10.81	C	1954AV	34700	.80	6940
		3	STORAGE	1	110X30	3300	10.81	C	1954AV	35670	.80	7130
		4	STORAGE		32X49	1568	10.22	C	1996AV	16030	.65	5610
		5	STORAGE		20X20	400	11.00	C	1954AV	4400	.80	880
		6	Garage	1	138X72	9936	10.23	C	1974AV	101650	.80	20330
		7	SALT HSE		30X55	1650	10.22	C	1959FR	16860	.80	3370
		8	STORAGE	2	232X32	7424	5.35	C	1960FR	39720	.80	7940
		9	SIGNSHOP		67X32	2144	13.66	C	1974AV	29290	.80	5860
		10	Shed		20X30	600	12.00	C	1990AV	7200	.80	1440
		11	SALT SHED		30X60	1800	10.22	C	1990AV	18400	.80	3680
		12	STORAGE	1	100X70	7000	10.47	C	1995AV	73290	.70	21990
		13	FENCING			2680	13.50	C	1960AV	36180	.80	7240
		14	SHOP		40X60	2400	14.26	C	2000AV	34220	.60	13690
		15	P	CAN	34X38	1292	8.00	C	2000AV	10340	.60	4140
		16	SALT BLDG		48X120	5760	24.00	C	2024AV	138240	.05	131330
		small acreage		acres/ frontage	effective frontage	depth	actual depth	effective rate	extended value	true value		
		site value		46.0000	5000	2000	2000	2000	2000	2000		
		site value		1.0000	15000							