PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-810011.0000 EXM
BB54 2026

sale

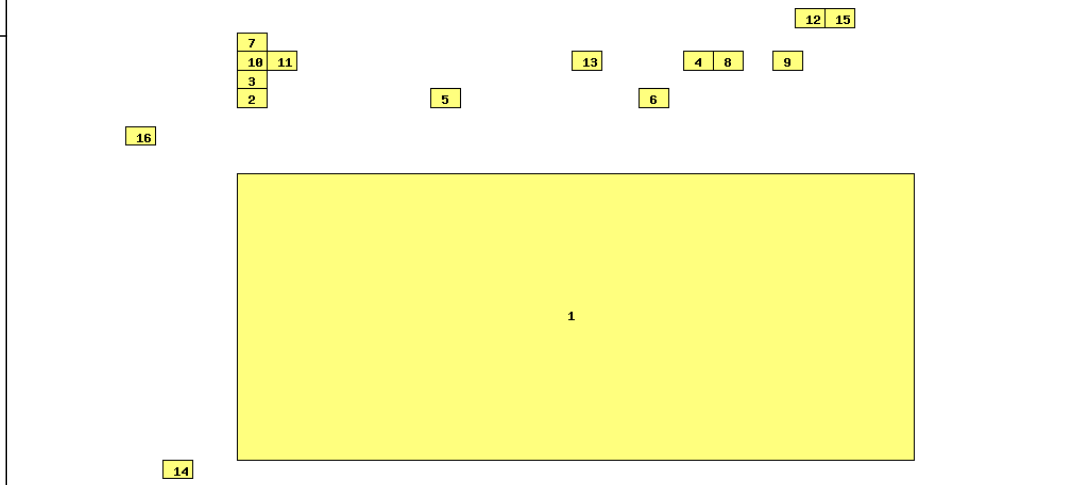
2023 HARDIN CO BD OF COMM
2024 HARDIN CO BD OF COMM
2025 HARDIN CO BD OF COMM
2026 HARDIN CO BD OF COMM PT SW 1/4 BLDGS CO HWY
1040 W FRANKLIN ST 32 48.00A
$0
KENTON OH 43326

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

Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	620	620	620	620	620	620	620
Acres	48.0000	48.0000	48.0000	48.0000			
Land100%	127000	127000	127000	127000	127000	127000	127000
Bldg100%	350970	350970	482310	482310	482310	482310	482310
Totl100%	477970t	477970t	609310t	609310t	609310t	609310t	609310t
Cauv100%							
Tax Value:							
Land 35%	44450	44450	44450	44450	44450	44450	44450
Bldg 35%	122840	122840	168810	168810	168810	168810	168810
Totl 35%	167290t	167290t	213260t	213260t	213260t	213260t	213260t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax							
Sp-Asmnt	11.90	58.58	58.58	58.58			

Year	Land	Bldg	Total	Net Tax
2022	28510	123360	151870	0.00
2021	28510	123360	151870	0.00

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			



1040 W FRANKLIN ST 43326

Neighborhood:
Code: 3670
Dwl/Gar/NC% 1.5000

	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

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

Call Back: Sign: PSN Date: 2015-01-14 Lister:
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36-810011.0000-v082020R