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IND  
2024

- Eff Rate: - 57.86 — 57.45 — 53.98 — 56.47 — a/r

2017-09-20  
2017-09-20  
2017-09-20  
2017-09-20 10438 45.843A  
1WD  
\$18,299,032

|          |           |           |           |           |           |
|----------|-----------|-----------|-----------|-----------|-----------|
| Tax Year | 2021      | 2022      | 2023      | 2024      | CAMA      |
| Prop Cls | 350       | 350       | 350       | 350       | 350       |
| Acres    | 45.8430   | 45.8430   | 45.8430   | 45.8430   |           |
| Land100% | 425340    | 425340    | 576110    | 576110    | 576100    |
| Bldg100% | 999590    | 999590    | 10592400  | 10592400  | 10592400  |
| Totl100% | 10421290t | 10421290t | 11168510t | 11168510t | 11168500t |

|            |     |           |           |           |           |
|------------|-----|-----------|-----------|-----------|-----------|
| Land       | 35% | 148870    | 148870    | 201640    | 201640    |
| Bldg       | 35% | 3498580   | 3498580   | 3707340   | 3707340   |
| Totl       | 35% | 3647450t  | 3647450t  | 3908980t  | 3908980t  |
| Hmstd      | 35% |           |           |           |           |
| Owner      | 0c  |           |           |           |           |
| Hmstd      | RB  |           |           |           |           |
| Net Tax    |     | 211033.40 | 209551.54 | 210991.86 | 220732.34 |
| Sp - Asmnt |     | 727.26    | 733.17    | 733.17    | 1786.52   |

| Sal#          | #p                          | sale date  | To                  | Type/Invalid? | Sale\$    | co:land | co:blgd |
|---------------|-----------------------------|------------|---------------------|---------------|-----------|---------|---------|
| 459           | 1                           | 2017-09-20 | MREIC KENTON OH LLC | 1WD           | 18299032  | 123110  | 0       |
| 453           | 1                           | 2016-10-07 | HMD OHIO LLC        | 1WD           | 871017    | 0       | 0       |
| Year          | Land                        | Blgd       | Total               | Net Tax       |           |         |         |
| 2020          | 148870                      | 3498580    | 3647450             | 188654.82     |           |         |         |
| 2019          | 148870                      | 3498580    | 3647450             | 186032.76     |           |         |         |
| p r o j e c t |                             |            |                     |               | ben acres | / %     | factor  |
| 02            | MAIN DISTRICT CONSERVANCY   |            |                     | XA/2024       |           |         |         |
| 33            | TAYLOR CREEK #1096 - SCIOTO |            |                     | XA/2024       |           |         |         |
| 00            | HARDIN COUNTY LANDFILL      |            |                     | XA/2024       |           |         |         |

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2465                    FONTAINE ST                    43326

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Neighborhood:
Code:          3600
Dwl/Gar/NC%   .9700

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|   | Bldg Type | SHB*Cons | DixHt<br>FtxFtx | Area  | Unit<br>Rate | Grade | Blt/Renov<br>Cond | Replace<br>Value | Phy<br>Dpr | Fnc<br>Dpr | True<br>Value |
|---|-----------|----------|-----------------|-------|--------------|-------|-------------------|------------------|------------|------------|---------------|
| 1 | WHSE/OFFI |          |                 | 99440 | 38.02        | C     | 2017AV            | 3780710          | .10        |            | 3402640       |
| 2 | WHSE/OFFI |          |                 | 99440 | 38.02        | C     | 2017AV            | 3780710          | .10        |            | 3402640       |
| 3 | WHSE/OFFI |          |                 | 99440 | 38.02        | C     | 2017AV            | 3780710          | .10        |            | 3402640       |
| 4 | PUMP HOUS |          |                 | 330   | 30.00        | C     | 2017AV            | 9900             | .10        |            | 8910          |
| 5 | SHELTER   |          | 16X16           | 256   | 15.00        | C     | 2017AV            | 3840             | .15        |            | 3260          |
| 6 | Paving    | ASPHALT  |                 | 85000 | 1.50         | C     | 2017AV            | 127500           | .15        |            | 108380        |
| 7 | Paving    | CONCRET  |                 | 58500 | 3.00         | C     | 2017AV            | 175500           | .15        |            | 149180        |
| 8 | Paving    | ASPHALT  |                 | 90000 | 1.50         | C     | 2017AV            | 135000           | .15        |            | 114750        |

|      |       | acres/<br>frontage | effective<br>frontage | depth | depth<br>factor | actual<br>rate | effective<br>rate | extended<br>value | true<br>value |
|------|-------|--------------------|-----------------------|-------|-----------------|----------------|-------------------|-------------------|---------------|
| site | value | 10.2700            |                       |       |                 | 20000          |                   | 205400            | 205400        |
| site | value | 3.0000             |                       |       |                 | 15000          |                   | 45000             | 45000         |
| site | value | 32.5730            |                       |       |                 | 10000          |                   | 325700            | 325700        |

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