

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-180009.0000
0004.01

IND
2025

sale

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

2022 MREIC KENTON OH LLC	2017-09-20			
2023 MREIC KENTON OH LLC	2017-09-20			
2024 MREIC KENTON OH LLC	2017-09-20			
2025 MREIC KENTON OH LLC	2017-09-20	10438	45.843A	
2465 FONTAINE ST	LWD			
KENTON OH 43326	\$18,299,032			

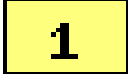
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	350	350	350	350	350
Acres	45.8430	45.8430	45.8430	45.8430	
Land100%	425340	576110	576110	576110	576100
Bldg100%	9995940	10592400	10592400	10592400	10592400
Totl100%	10421290t	11168510t	11168510t	11168510t	11168500t
Cauv100%					
Tax Value:					
Land 35%	148870	201640	201640	201640	201640
Bldg 35%	3498580	3707340	3707340	3707340	3707340
Totl 35%	3647450t	3908980t	3908980t	3908980t	3908970t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	209551.54	210991.86	220732.34	219578.30	
Sp-Asmnt	733.17	733.17	1786.52	1786.52	

Orig Tax Year 2017
Parent: 06-180006.0000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
459	1	2017-09-20	MREIC KENTON OH LLC	LWD	18299032	123110	0
453	1	2016-10-07	HMD OHIO LLC	LWD	871017	0	0

Year	Land	Bldg	Total	Net Tax
2021	148870	3498580	3647450	211033.40
2020	148870	3498580	3647450	188654.82

p r o j e c t		ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025				
333 TAYLOR CREEK #1096 - SCIOTO	XA/2025				
500 HARDIN COUNTY LANDFILL	XA/2025				



2465 FONTAINE ST 43326

PUB PAVED ST/RD

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

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 WHSE/OFFI		FtxFt	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

site value	acres/ frontage	effective frontage	depth	actual rate	effective rate	extended value	true value
site value	10.2700		depth	20000		205400	205400
site value	3.0000			15000		45000	45000
site value	32.5730			10000		325700	325700