

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			

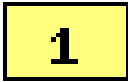
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	350	350	350	350	350
Acres	45.8430	45.8430	45.8430	45.8430	
Land100%	425340	576110	576110	576110	576100
Bldg100%	9995940	10592400	10592400	10592400	10592400
Totl100%	10421290t	11168510t	11168510t	11168510t	11168500t
Cauv100%					
Tax Value:					
Land 35%	148870	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		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			20000		205400	205400
site value	3.0000			15000		45000	45000
site value	32.5730			10000		325700	325700