BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-180009.0000 IND
OO04.01 2026

sale

2023 MREIC KENTON OH LLC	2017-09-20	
2024 MREIC KENTON OH LLC	2017-09-20	
2025 MREIC KENTON OH LLC	2017-09-20	
2026 MREIC KENTON OH LLC	2017-09-20 10438	45.843A
2465 FONTAINE ST	1WD	
	$18,299,032	
KENTON OH 43326		

Orig Tax Year 2017
Parent: 06-180006.0000

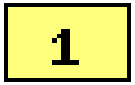
Eff Rate: – 53.98 — 56.47 — 56.17 — 56.17 — a/r

Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	350	350	350	350	350	350	350
Acres	45.8430	45.8430	45.8430	45.8430			
Land100%	576110	576110	576110	576110	576110	691310	691320
Bldg100%	10592400	10592400	10592400	10592400	10592400	12710890	12710890
Totl100%	11168510t	11168510t	11168510t	11168510t	11168510t	13402200t	13402210t
Cauv100%							
Tax Value:							
Land 35%	201640	201640	201640	201640	201640	241960	241960
Bldg 35%	3707340	3707340	3707340	3707340	3707340	4448810	4448810
Totl 35%	3908980t	3908980t	3908980t	3908980t	3908980t	4690770t	4690770t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	210991.86	220732.34	219578.30	219578.30			
Sp-Asmnt	733.17	1786.52	1786.52	1786.52			

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
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	Bldg	Total	Net Tax
2022	148870	3498580	3647450	209551.54
2021	148870	3498580	3647450	211033.40

project		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:	4444
Dwl/Gar/NC%	1.2000
lot/hmsite%	1.2000
res-ag:lnd%	1.2000
ag-t:c/p/w%	1.2000
ag-t:other%	1.2000
ag:outbldg%	1.2000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	WHSE/OFFI			99440	45.62	C	2017AV	3780710	.10		4083170
2	WHSE/OFFI			99440	45.62	C	2017AV	3780710	.10		4083170
3	WHSE/OFFI			99440	45.62	C	2017AV	3780710	.10		4083170
4	PUMP HOUS			330	36.00	C	2017AV	9900	.10		10690
5	SHELTER		16X16	256	18.00	C	2017AV	3840	.15		3910
6	Paving	ASPHALT		85000	1.80	C	2017AV	127500	.15		130060
7	Paving	CONCRET		58500	3.60	C	2017AV	175500	.15		179020
8	Paving	ASPHALT		90000	1.80	C	2017AV	135000	.15		137700

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	10.2700				20000		205400	246480
site value	3.0000				15000		45000	54000
site value	32.5730				10000		325700	390840

Call Back: Sign: PSN Date: 2018-05-24 Lister: 06-180009.0000-v082020R