

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-010061.0000
U58

COM
2025

sale

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

2022 REALTY INCOME PROPERI	2012-06-05
2023 REALTY INCOME PROPERI	2012-06-05
2024 REALTY INCOME PROPERI	2012-06-05
2025 REALTY INCOME PROPERITE	2012-06-05 ORIG 145
230 S DETROIT ST	3WD STORE #5845
KENTON OH 43326	\$1,145,107

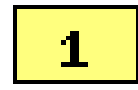
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	422	422	422	422	422
Acres					
Land100%	24570	31200	31200	31200	31210
Bldg100%	299030	306510	306510	306510	306510
Totl100%	323600t	337710t	337710t	337710t	337720t
Cauv100%					
Tax Value:					
Land 35%	8600	10920	10920	10920	10920
Bldg 35%	104660	107280	107280	107280	107280
Totl 35%	113260t	118200t	118200t	118200t	118200t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	6506.96	6379.98	6674.52	6639.62	
Sp-Asmnt	490.49	490.49	522.88	522.88	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
245	3	2012-06-05	REALTY INCOME PROPERITES	3WD	1145107	39000	293060
198	3	2003-04-28	FAMILY DOLLAR STORES OF	3WD	145000	39000	3110
504	1	1997-08-27	RIGEL ROBERT	1WD	14000	21110	18200
1019	1	1988-12-14		1WD	87940	0	37510

Year	Land	Bldg	Total	Net Tax
2021	8600	104660	113260	6552.98
2020	8600	104660	113260	5858.08

P r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			

230 S DETROIT ST 43326



Neighborhood: 3620
Code: 1.1200
Dwl/Gar/NC%

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 RETAIL			7808	51.23	C	2003GD	400000	.25		300000
2 Paving			10850	1.50	C	2003PR	16280	.60		6510
front lot		effective frontage	depth	depth factor	actual rate	effective rate	extended value			true value
		83.00	132	94	400	376	31210			31210

Call Back: Sign: PSN Date: 2015-01-20 Lister: 36-010061.0000-v082020R