PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-010061.0000 COM
U58 2026

sale

2023 REALTY INCOME PROPERI	2012-06-05	
2024 REALTY INCOME PROPERI	2012-06-05	
2025 REALTY INCOME PROPERI	2012-06-05	
2026 REALTY INCOME PROPERITE	2012-06-05 ORIG 145	
230 S DETROIT ST	3WD	STORE #5845
	$1,145,107	
KENTON OH 43326		

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

Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	422	422	422	422	422	422	422
Acres							
Land100%	31200	31200	31200	31200	31200	37460	37450
Bldg100%	306510	306510	306510	306510	306510	367800	367810
Totl100%	337710t	337710t	337710t	337710t	337710t	405260t	405260t
Cauv100%							
Tax Value:							
Land 35%	10920	10920	10920	10920	10920	13110	13110
Bldg 35%	107280	107280	107280	107280	107280	128730	128730
Totl 35%	118200t	118200t	118200t	118200t	118200t	141840t	141840t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	6379.98	6674.52	6639.62	6639.62			
Sp-Asmnt	490.49	522.88	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
2022	8600	104660	113260	6506.96
2021	8600	104660	113260	6552.98

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			

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230 S DETROIT ST 43326

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	RETAIL			7808	61.47	C	2003GD	400000	.25		360000
2	Paving			10850	1.80	C	2003PR	16280	.60		7810

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		83.00	132	94	400	376	31210	37450

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

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