PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-010075.0000 COM
U19 2026

sale

| | | |
|---|---|---|
| 2023 UNITED COMMUNITY LLC | 2002-04-16 | |
| 2024 UNITED COMMUNITY LLC | 2002-04-16 | |
| 2025 UNITED COMMUNITY LLC | 2002-04-16 | |
| 2026 UNITED COMMUNITY LLC | 2002-04-16 | ORIG 146 |
| 225 S DETROIT ST | 1WD | |
| | $0 | |
| KENTON OH 43326 | | |

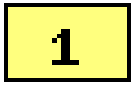
Eff Rate: 53.98 56.47 56.17 56.17 a/r

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 447 | 447 | 447 | 447 | 447 | 447 | 447 |
| Acres | | | | | | | |
| Land100% | 31200 | 31200 | 31200 | 31200 | 31200 | 37460 | 37450 |
| Bldg100% | 145370 | 145370 | 145370 | 145370 | 145370 | 174430 | 174440 |
| Totl100% | 176570t | 176570t | 176570t | 176570t | 176570t | 211890t | 211890t |
| Cauv100% | | | | | | | |
| Tax Value: | | | | | | | |
| Land 35% | 10920 | 10920 | 10920 | 10920 | 10920 | 13110 | 13110 |
| Bldg 35% | 50880 | 50880 | 50880 | 50880 | 50880 | 61050 | 61050 |
| Totl 35% | 61800t | 61800t | 61800t | 61800t | 61800t | 74160t | 74160t |
| Hmstd35% | | | | | | | |
| Owner Oc | | | | | | | |
| Hmstd RB | | | | | | | |
| Net Tax | 3335.72 | 3489.72 | 3471.48 | 3471.48 | | | |
| Sp-Asmnt | 246.10 | 265.28 | 265.28 | 265.28 | | | |

| Sale# | #p | sale date | To | Type/Invalid? | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|
| 164 | 1 | 2002-04-16 | UNITED COMMUNITY LLC | 1WD * | 0 | 39000 | 93140 |
| 302 | 1 | 2001-06-26 | HARDIN CO ECONOMIC DEVEL | 1WD | 150000 | 39000 | 93140 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 8600 | 46290 | 54890 | 3153.52 |
| 2021 | 8600 | 46290 | 54890 | 3175.80 |

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




225 S DETROIT ST 43326

PUB ALLEY

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 | OFFICE | | | 3402 | 92.07 | C | 1972GD | 261040 | .45 | | 172280 |
| 2 | Paving | | | 6000 | 1.80 | C | 1972AV | 9000 | .80 | | 2160 |

| | 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 |

Call Back: Sign: PSN Date: 2015-01-20 Lister: 36-010075.0000-v082020R