

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-010076.0000
U18

COM
2025

sale

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

2022 BAYIT PROPERTIES LLC	2013-10-29
2023 BAYIT PROPERTIES LLC	2013-10-29
2024 BAYIT PROPERTIES LLC	2013-10-29
2025 BAYIT PROPERTIES LLC	2013-10-29
215 S DETROIT ST	2WD
KENTON OH 43326	\$200,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	439	439	439	439	439
Acres					
Land100%	8890	11290	11290	11290	11280
Bldg100%	76770	72370	72370	72370	72370
Totl100%	85660t	83660t	83660t	83660t	83650t
Cauv100%					
Tax Value:					
Land 35%	3110	3950	3950	3950	3950
Bldg 35%	26870	25330	25330	25330	25330
Totl 35%	29980t	29280t	29280t	29280t	29280t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1722.40	1580.42	1653.40	1644.74	
Sp-Asmnt	244.24	244.24	255.14	255.14	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
517	2	2013-10-29	BAYIT PROPERTIES LLC	2WD	200000	14110	66600
740	1	2004-11-12	MICHAEL ANGELOS PIZZA IN	1WD	75000	14110	26890
701	1	1999-12-30	HEIFNER PROPERTIES LLC	1WD *	0	14110	26890
733	1	1995-08-07	HEIFNER FREDERICK R	1WD	75000	8400	23600

Year	Land	Bldg	Total	Net Tax
2021	3110	26870	29980	1734.58
2020	3110	26870	29980	1550.64

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

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215 S DETROIT ST 43326

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

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 PIZZA		3840	58.26	C	1900AV	223720	.70			67120
2 Paving		1500	1.50	C	2005AV	2250	.30			1580
3 PATIO		23X47	1081	4.00	C	2010AV	4320	.15		3670
front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value			true value
		30.00	132	94	400	376	11280			11280

Call Back: Sign: PSN Date: 2015-01-20 Lister: 36-010076.0000-v082020R