

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-010121.0000
P06

COM
2025

sale

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

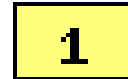
2022 KENTON RENTALS LLC	2016-08-23	
2023 KENTON RENTALS LLC	2016-08-23	
2024 KENTON RENTALS LLC	2016-08-23	
2025 KENTON RENTALS LLC	2016-08-23	ORIG 165
311 S MAIN ST		1QC
KENTON OH 43326	\$0	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	420	420	420	420	420
Acres					
Land100%	24570	31200	31200	31200	31210
Bldg100%	58860	56800	56800	56800	56790
Totl100%	83430t	88000t	88000t	88000t	88000t
Cauvl00%					
Tax Value:					
Land 35%	8600	10920	10920	10920	10920
Bldg 35%	20600	19880	19880	19880	19880
Totl 35%	29200t	30800t	30800t	30800t	30800t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1677.58	1662.46	1739.22	1730.12	
Sp-Asmnt	244.16	244.16	255.57	255.57	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
365	1	2016-08-23	KENTON RENTALS LLC	1QC *	0	39000	43770
252	1	2009-06-25	SHAN EXPRESS LLC	1WD	80000	19510	59830
531	1	2004-08-24	JETHVA PRABHUDAS M	1WD	115000	19510	51000
197	1	2002-04-19	PATEL BHARAT M	1WD	104500	19510	51000
597	1	1994-07-01	PAUL ENTERPRISES INC	1WD *	80000	0	99310
97	1	1994-02-07	PAUL ENTERPRISES INC	1QC *	0	0	99310
813	1	1993-09-07	CAPERNA A JOSEPH	1WD	80000	0	99310
129	0	1987-02-27		*	0	0	90030
489	0	1986-06-30		*	60000	0	90030

Year	Land	Bldg	Total	Net Tax
2021	8600	20600	29200	1689.46
2020	8600	20600	29200	1510.30

Project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY				
500 HARDIN COUNTY LANDFILL				



311 S MAIN 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 CONVENIEN			2240	69.95	C	1971AV	156690	.65		54840
2 Paving			6500	1.50	C	1971AV	9750	.80		1950
3 CANOPY	*PP	24X54	1296			1971AV	0			0
front lot	acres/ frontage	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: 2015-01-14 Lister:

36-010121.0000-v082020R