

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-010200.0000
U15

COM
2025

sale

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

2022	JEFF BEYDOUN GROUP LL	2019-05-13	
2023	JEFF BEYDOUN GROUP LL	2019-05-13	
2024	JEFF BEYDOUN GROUP LL	2019-05-13	
2025	JEFF BEYDOUN GROUP LLC	2019-05-13	ORIG W & N PT 132-133
	201 S DETROIT ST		1WD
	KENTON OH 43326	\$0	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	452	452	452	452	452
Acres					
Land100%	22970	29170	29170	29170	29160
Bldg100%	117490	116460	116460	116460	116460
Totl100%	140460t	145630t	145630t	145630t	145620t
Cauv100%					
Tax Value:					
Land 35%	8040	10210	10210	10210	10210
Bldg 35%	41120	40760	40760	40760	40760
Totl 35%	49160t	50970t	50970t	50970t	50970t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2824.30	2751.16	2878.18	2863.12	
Sp-Asmnt	249.34	249.34	261.90	261.90	

360102030000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
180	1	2019-05-13	JEFF BEYDOUN GROUP LLC	1WD *	0	21860	117490
235	1	2012-06-01	BEYDOUN CHAFIK	1WD	263500	36460	112540
445	1	2001-10-11	201 D CORPORATION	1WD *	0	36460	13090
761	1	1995-08-14	TEMPLE JOSEPHINE	1WD	45000	25510	20510
221	0	1988-03-30		*	45000	0	29630

Year	Land	Bldg	Total	Net Tax
2021	8040	41120	49160	2844.28
2020	8040	41120	49160	2542.68

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

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201 S DETROIT ST 43326

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

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True	
		FtxFt	Area	Cond	Value	Dpr	Dpr	Value	
1 MINILUBE			1792	75.22	C	1945GD	134790	.60	53920
2 Paving			4000	1.50	C	1970AV	6000	.80	1200
3 MINILUBE			840	146.04	C	2000GD	122670	.50	61340

front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		110.00	65	66	400	264	29040	29040
front lot		3.00	4	10	400	40	120	120