PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-010200.0000 COM
U15 2026

sale

2023 JEFF BEYDOUN GROUP LL	2019-05-13	
2024 JEFF BEYDOUN GROUP LL	2019-05-13	
2025 JEFF BEYDOUN GROUP LL	2019-05-13	
2026 JEFF BEYDOUN GROUP LLC	2019-05-13	ORIG W & N PT 132-133
201 S DETROIT ST	1WD	
	$0	
KENTON OH 43326		

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

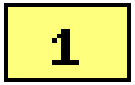
Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	452	452	452	452	452	452	452
Acres							
Land100%	29170	29170	29170	29170	29170	35000	34990
Bldg100%	116460	116460	116460	116460	116460	139740	139750
Totl100%	145630t	145630t	145630t	145630t	145630t	174740t	174740t
Cauv100%							
Tax Value:							
Land 35%	10210	10210	10210	10210	10210	12250	12250
Bldg 35%	40760	40760	40760	40760	40760	48910	48910
Totl 35%	50970t	50970t	50970t	50970t	50970t	61160t	61160t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	2751.16	2878.18	2863.12	2863.12			
Sp-Asmnt	249.34	261.90	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
2022	8040	41120	49160	2824.30
2021	8040	41120	49160	2844.28

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



201 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	MINILUBE			1792	90.26	C	1945GD	134790	.60		64700
2	Paving			4000	1.80	C	1970AV	6000	.80		1440
3	MINILUBE			840	175.24	C	2000GD	122670	.50		73610

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		110.00	65	66	400	264	29040	34850
front lot		3.00	4	10	400	40	120	140

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: 36-010200.0000-v082020R