PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-020017.0000 COM
M100 2026

sale

2023 BELL WHITNEY A	2019-09-27	
2024 101 SMOKEHOUSE LLC	2023-06-16	
2025 101 SMOKEHOUSE LLC	2023-06-16	
2026 101 SMOKEHOUSE LLC	2023-06-16	ORIG PT 121
OHIO ST	1WD	
	$2,500	

2027 101 PROPERTY HOLDINGS L	2025-02-25	
OHIO ST	2QC	

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

Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	400	400	400	400	400	400	400
Acres							
Land100%	7540	7540	7540	7540	7540	9060	9060
Bldg100%				0			
Totl100%	7540t	7540t	7540t	7540t	7540t	9060t	9060t
Cauv100%							
Tax Value:							
Land 35%	2640	2640	2640	2640	2640	3170	3170
Bldg 35%							0
Totl 35%	2640t	2640t	2640t	2640t	2640t	3170t	3170t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	142.50	149.08	148.28	148.28			
Sp-Asmnt	2.19	6.74	6.74	6.74			

360200180000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
94	2	2025-02-25	101 PROPERTY HOLDINGS LLC	2QC *	0	7540	0
238	1	2023-06-16	101 SMOKEHOUSE LLC	1WD *	2500	2140	0
356	3	2019-09-27	BELL WHITNEY A	3QC *	0	4060	0
383	1	2018-09-25	BELL WHITNEY & JASON	1QC *	0	4060	0
372	1	2008-10-16	HARDIN COUNTY COMMISSION	1WD *	0	3200	0

Year	Land	Bldg	Total	Net Tax
2022	750	0	750	43.10
2021	750	0	750	43.40

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			

W OHIO ST

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

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		30.00	52	58	400	232	6960	8350
rear lot		9.00	72	33	200	66	590	710

Call Back: Sign: PSN Date: 2014-12-01 Lister:

36-020017.0000-v082020R