

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-060008.0000
M66

COM
2025

sale

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

2022 ROSE ACRES LLC	2018-06-07
2023 KENTON PROPERTIES LLC	2022-02-22
2024 TDH REALTY INVESTMENT	2023-12-29
2025 TDH REALTY INVESTMENTS	2023-12-29 ORIG S 1/3 83 N PT 92 83
13 N DETROIT ST	2WD & 92
KENTON OH 43326	\$100,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	429	429	429	429	429
Acres					
Land100%	9860	11740	11740	11740	11750
Bldg100%	33890	38740	38740	38740	38730
Totl100%	43740t	50490t	50490t	50490t	50480t
Cauvl00%					
Tax Value:					
Land 35%	3450	4110	4110	4110	4110
Bldg 35%	11860	13560	13560	13560	13560
Totl 35%	15310t	17670t	17670t	17670t	17670t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	879.58	953.76	997.80	992.58	
Sp-Asmnt	124.05	124.05	130.96	130.96	

360600090000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
560	2	2023-12-29	TDH REALTY INVESTMENTS LL	2WD	100000	11740	38740
89	2	2022-02-22	KENTON PROPERTIES LLC	2WD	95000	9860	33890
260	2	2018-06-07	ROSE ACRES LLC	2WD	80000	9400	33890
667	1	2015-12-29	WINGFIELD BARBARA E & ROB	1WD	45000	14110	31460
78	1	2011-03-01	WINGFIELD BRADLEY R & LAU	1SD	35000	14110	30970

Year	Land	Bldg	Total	Net Tax
2021	3450	11860	15310	885.80
2020	3450	11860	15310	791.88

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

1

13 N DETROIT 43326

Neighborhood:
Code: 3610
Dwl/Gar/NC% .9000

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True		
		FtxFt	Area	Grade	Cond	Value	Dpr	Dpr	Value	
1 RETAIL			6072	39.87	C	1900AV	242090	.80	.20	38730
front lot	acres/	effective	depth	depth	actual	effective	extended	true		
	frontage	frontage	depth	factor	rate	rate	value	value		
		25.00	132	94	500	470	11750	11750		

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

36-060008.0000-v082020R