PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-090020.0000 COM
M47 2026

sale

2023 CHURCH ASSOCIATES LLC	1999-01-29	
2024 CHURCH ASSOCIATES LLC	1999-01-29	
2025 CHURCH ASSOCIATES LLC	1999-01-29	
2026 CHURCH ASSOCIATES LLC 1	1999-01-29	ORIG PT PT 115
S MARKET	4	
	$625,000	

2027 KENTON OHIO REALTY LLC	2025-12-23	
S MARKET	4WD	

2028 ONEHOUROUT LLC	2026-04-01	
S MARKET	4WD	

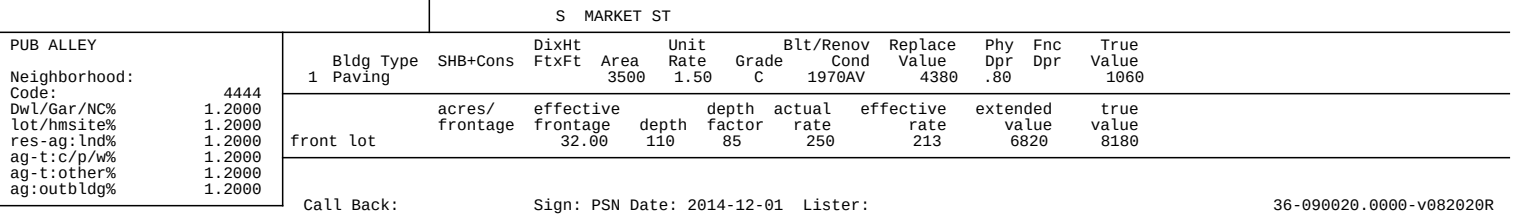
Eff Rate:– 53.98 — 56.47 — 56.17 — 56.17 — a/r

Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	456	456	456	456	456	456	456
Acres							
Land100%	6830	6830	6830	6830	6830	8170	8180
Bldg100%	890	890	890	890	890	1060	1060
Totl100%	7710t	7710t	7710t	7710t	7710t	9230t	9240t
Cauv100%							
Tax Value:							
Land 35%	2390	2390	2390	2390	2390	2860	2860
Bldg 35%	310	310	310	310	310	370	370
Totl 35%	2700t	2700t	2700t	2700t	2700t	3230t	3230t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	145.74	152.48	151.68	151.68			
Sp-Asmnt	2.17	6.84	6.84	6.84			

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
105	4	2026-04-01	ONEHOUROUT LLC	4WD	350000	6830	890
590	4	2025-12-23	KENTON OHIO REALTY LLC	4WD	75000	6830	890
39	4	1999-01-29	CHURCH ASSOCIATES LLC 12	4	625000	19000	0

Year	Land	Bldg	Total	Net Tax
2022	2000	310	2310	132.72
2021	2000	310	2310	133.64

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			



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

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	Paving			3500	1.50	C	1970AV	4380	.80		1060

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		32.00	110	85	250	213	6820	8180

Call Back: Sign: PSN Date: 2014-12-01 Lister: 36-090020.0000-v082020R