

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-110081.0000
BB37

COM
2025

sale

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

2022 WHITAKER RICHARD E &	2010-01-22
2023 WHITAKER RICHARD E &	2010-01-22
2024 WHITAKER RICHARD E	2023-06-09
2025 ZACK M LLC	2024-01-25 WYKOFFS PT OL 15
903 W LIMA ST	4WD
KENTON OH 43326	\$1,000,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	456	456	456	456	456
Acres	.5400	.5400	.5400	.5400	
Land100%	6090	8110	8110	8110	8100
Bldg100%	7260	7890	7890	7890	7890
Totl100%	13340t	16000t	16000t	16000t	15990t
Cauvl00%					
Tax Value:					
Land 35%	2130	2840	2840	2840	2840
Bldg 35%	2540	2760	2760	2760	2760
Totl 35%	4670t	5600t	5600t	5600t	5600t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	268.30	302.26	316.22	314.56	
Sp-Asmnt	2.32	2.32	7.59	7.59	

2009 BOR set value at 46,660

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
28	4	2024-01-25	ZACK M LLC	4WD	1000000	8110	7890
242	8	2023-06-09	WHITAKER RICHARD E	8AF *	0	6090	7260
21	1	2010-01-22	WHITAKER RICHARD E & REBE	1WD	35000	40000	74970

Year	Land	Bldg	Total	Net Tax
2021	2130	2540	4670	270.20
2020	2130	2540	4670	241.54

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

903 W LIMA 43326

PUB PAVED ST/RD

Neighborhood:
Code: 3670
Dwl/Gar/NC% 1.0900

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
		FtxFt		Rate		Cond	Value	Dpr	Dpr	Value
1 Paving			16600	1.50	C	1973FR	24900	.80		4980
2 FENCE			330	11.75	C	2013AV	3880	.25		2910
site value	acres/ frontage	effective frontage	depth	actual depth	factor	actual rate	effective rate	extended value		true value
	.5400					15000		8100		8100

Call Back:

Sign: PSN Date: 2015-01-14 Lister:

36-110081.0000-v082020R