

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-160002.0000
D25

COM
2025

sale

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

| | |
|------------------------------|---------------------------|
| 2022 KENTON ENTERPRISES IN | 1992-03-02 |
| 2023 KENTON ENTERPRISES IN | 1992-03-02 |
| 2024 KENTON MHP VENTURES L | 2023-05-16 |
| 2025 KENTON MHP VENTURES LLC | 2023-05-16 ARMSTRONGS 3-6 |
| 723 W LIMA ST | 7WD |
| KENTON OH 43326 | \$1,499,001 |

| | | | | | |
|------------|---------|---------|---------|---------|--------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 415 | 415 | 415 | 415 | 415 |
| Acres | | | | | |
| Land100% | 55290 | 58770 | 58770 | 58770 | 58760 |
| Bldg100% | 18890 | 20890 | 20890 | 20890 | 20880 |
| Totl100% | 74170t | 79660t | 79660t | 79660t | 79640t |
| Cauvl00% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 19350 | 20570 | 20570 | 20570 | 20570 |
| Bldg 35% | 6610 | 7310 | 7310 | 7310 | 7310 |
| Totl 35% | 25960t | 27880t | 27880t | 27880t | 27870t |
| Hmstd35% | | | | | |
| Owner Oc | | | | | |
| Hmstd RB | | | | | |
| Net Tax | 1491.44 | 1504.86 | 1574.34 | 1566.10 | |
| Sp-Asmnt | 129.02 | 129.02 | 134.10 | 134.10 | |

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| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:bldg |
|-------|----|------------|-------------------------|---------------|---------|---------|---------|
| 179 | 7 | 2023-05-16 | KENTON MHP VENTURES LLC | 7WD | 1499001 | 55290 | 18890 |
| 183 | 1 | 1992-03-02 | | 1WD * | 0 | 0 | 43000 |
| 587 | 1 | 1991-07-25 | | 1UN * | 0 | 0 | 43000 |

| Year | Land | Bldg | Total | Net Tax |
|------|-------|------|-------|---------|
| 2021 | 19350 | 6610 | 25960 | 1501.98 |
| 2020 | 19350 | 6610 | 25960 | 1342.72 |

| p r o j e c t | | ben acres | / % | factor |
|-------------------------------|---------|-----------|-----|--------|
| 902 MAIN DISTRICT CONSERVANCY | XA/2025 | | | |
| 500 HARDIN COUNTY LANDFILL | XA/2025 | | | |



723 W LIMA 43326

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

| Bldg Type | SHB+Cons | DixHt | Unit | Blt/Renov | Replace | Phy | Fnc | True |
|------------|----------|-----------|-------|-----------|-----------|----------|-------|-------|
| 1 OFFICE | * | FtxFt | Area | Cond | Value | Dpr | Dpr | Value |
| 2 MH SITES | | | 880 | 1910FR | 69470 | .80 | | 13890 |
| 3 Paving | | | 4 | 1965AV | 28960 | .70 | | 5790 |
| | | | 4000 | 1965AV | 6000 | .80 | | 1200 |
| front lot | acres/ | effective | depth | actual | effective | extended | true | value |
| | frontage | frontage | depth | rate | rate | value | value | |
| | .6740 | 226.00 | 130 | 93 | 280 | 260 | 58760 | 58760 |

Call Back: Sign: PSN Date: 2015-01-28 Lister: 36-160002.0000-v082020R