PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-160002.0000 COM
D25 2026

sale

2023	KENTON ENTERPRISES IN	1992-03-02
2024	KENTON MHP VENTURES L	2023-05-16
2025	KENTON MHP VENTURES L	2023-05-16
2026	KENTON MHP VENTURES LLC	2023-05-16 ARMSTRONGS 3-6
	723 W LIMA ST	7WD
		$1,499,001
	KENTON OH 43326	

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

Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	415	415	415	415	415	415	415
Acres							
Land100%	58770	58770	58770	58770	58770	70510	70510
Bldg100%	20890	20890	20890	20890	20890	25060	25060
Totl100%	79660t	79660t	79660t	79660t	79660t	95570t	95570t
Cauv100%							
Tax Value:							
Land 35%	20570	20570	20570	20570	20570	24680	24680
Bldg 35%	7310	7310	7310	7310	7310	8770	8770
Totl 35%	27880t	27880t	27880t	27880t	27880t	33450t	33450t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	1504.86	1574.34	1566.10	1566.10			
Sp-Asmnt	129.02	134.10	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
2022	19350	6610	25960	1491.44
2021	19350	6610	25960	1501.98

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

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723 W LIMA 43326

		DixHt		Unit		Blt/Renov	Replace	Phy	Fnc	True
	Bldg Type	SHB+Cons	FtxFt	Area	Rate	Grade	Cond	Value	Dpr	Dpr	Value
1	OFFICE			880	94.72	C	1910FR	69470	.80		16670
2	MH SITES	*		4	72.40	C	1965AV	28960	.70		6950
3	Paving			4000	1.80	C	1965AV	6000	.80		1440

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	.6740	226.00	130	93	280	260	58760	70510

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

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