PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-220022.0000 COM
A113 2026

sale

2023 GODWIN ANDREW T & HEA	2017-06-14	
2024 GODWIN ANDREW T & HEA	2017-06-14	
2025 GEISE EMPIRE LLC	2024-03-18	
2026 GEISE EMPIRE LLC	2024-03-18	KENTON LANDS S32 .4437A
724 W LIMA ST	2WD	
	$160,000	
KENTON OH 43326		

Orig Tax Year 2000
Parent: 36-220016.0000

2027 OPTIMAL PROPERTIES LLC	2025-11-14	
724 W LIMA ST	2WD	
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	430	430	430	430	430	430	430
Acres	.4437	.4437	.4437	.4437			
Land100%	25630	25630	25630	25630	25630	30770	30770
Bldg100%	37060	37060	65260	65260	65260	78310	78310
Totl100%	62690t	62690t	90890t	90890t	90890t	109090t	109080t
Cauv100%							
Tax Value:							
Land 35%	8970	8970	8970	8970	8970	10770	10770
Bldg 35%	12970	12970	22840	22840	22840	27410	27410
Totl 35%	21940t	21940t	31810t	31810t	31810t	38180t	38180t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	1184.24	1238.90	1786.86	1786.86			
Sp-Asmnt	123.13	132.37	252.37	252.37			

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
508	2	2025-11-14	OPTIMAL PROPERTIES LLC	2WD *	0	25630	37060
100	2	2024-03-18	GEISE EMPIRE LLC	2WD	160000	25630	37060
272	1	2017-06-14	GODWIN ANDREW T & HEATHER	1	28710	22940	40340
505	1	2006-12-15	UNITED SMOKES OF AMERICA	1WD *	0	22940	40060
335	1	1999-06-16	KILDOW MARK A	1WD	57500	0	0

Year	Land	Bldg	Total	Net Tax
2022	10100	6500	16600	953.70
2021	10100	6500	16600	960.44

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

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724 W LIMA ST 43326

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	RETAIL			1800	59.01	C	1953GD	88520	.30		74350
2	Paving			5500	3.60	C	2024AV	16500	.80		3960

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		77.00	280	119	280	333	25640	30770

Call Back: Sign: PSN Date: 2015-01-27 Lister:

36-220022.0000-v082020R