

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-230003.0000
BB09

COM
2025

sale

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

2022	QUALITY REAL ESTATE I	2010-12-29	
2023	QUALITY REAL ESTATE I	2010-12-29	
2024	QUALITY REAL ESTATE I	2010-12-29	
2025	QUALITY REAL ESTATE INV	2010-12-29	SHANAPELTS 5TH SW1/4 LOT
	906 W LIMA ST	3WD	32 7 & 8 PT LOT 109
	KENTON OH 43326	\$0	.86A

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	499	499	499	499	499
Acres	.8600	.8600	.8600	.8600	
Land100%	12910	17200	17200	17200	17200
Bldg100%	99030	100630	100630	100630	100620
Totl100%	111940t	117830t	117830t	117830t	117820t
Cauvl00%					

2027	IV V REAL ESTATE LLC	2026-02-06	
	906 W LIMA ST	3WD	
	KENTON OH 43326		

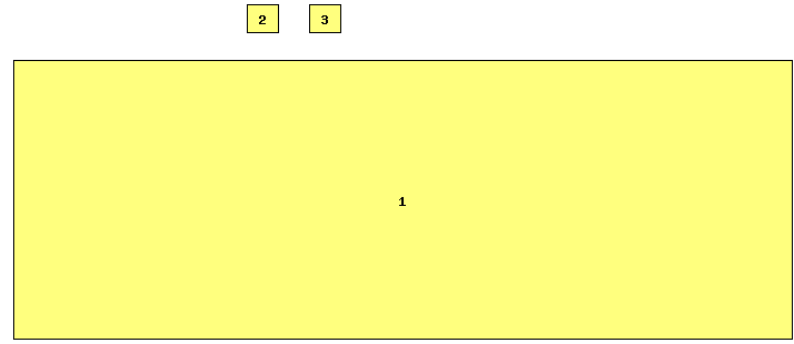
Tax Value:					
Land 35%	4520	6020	6020	6020	6020
Bldg 35%	34660	35220	35220	35220	35220
Totl 35%	39180t	41240t	41240t	41240t	41240t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2250.96	2225.98	2328.74	2316.56	
Sp-Asmnt	256.73	256.73	256.72	256.72	

362300040000
366901090000
366901100000
366901280000
366901290000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
40	3	2026-02-06	IV V REAL ESTATE LLC	3WD	150000	17200	100630
492	3	2010-12-29	QUALITY REAL ESTATE INVES	3WD *	0	57940	73200
32	3	2009-01-20	ROBERT L HARE	3WD	125000	57940	73200
835	3	2005-12-16	BILLUPS LARRY & CHARLES	3WD	115000	57940	73200
178	3	2001-04-17	HARBOR JESS L & JUNE R	3SD	176000	57940	65510
370	3	2000-09-01	LIBERTY NATIONAL BANK	3WD *	0	57940	65510
119	2	1997-03-06	AULT IMPLEMENT CO INC	2TD	180000	31710	43200
990	7	1993-10-05	BEACH GORDON S & CAROLYN	7WD *	0	0	74910

Year	Land	Bldg	Total	Net Tax
2021	4520	34660	39180	2266.86
2020	4520	34660	39180	2026.48

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



906 W LIMA 43326

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

Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	RET/STOR		4000	44.64	C	1946AV	178560	.55		80350
2	Quonset		2304	12.00	C	1948FR	27650	.80		5530
3	Pole Build	1	110X48	5280	10.85	C	1965FR	57290	.80	11460
4	Paving		6660	1.50	C	1965FR	9990	.80		2000
5	CARPORT		14X38	532	12.00	C	1950AV	6380	.80	1280

site value	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
	.8600				20000		17200	17200