PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-230003.0000 COM
BB09 2026

## sale

| | | | |
|---|---|---|---|
| 2023 | QUALITY REAL ESTATE I | 2010-12-29 | |
| 2024 | QUALITY REAL ESTATE I | 2010-12-29 | |
| 2025 | QUALITY REAL ESTATE I | 2010-12-29 | |
| 2026 | QUALITY REAL ESTATE INV | 2010-12-29 | SHANAFELTS 5TH SW1/4 LOT |
| | 906 W LIMA ST | 3WD | 32 7 & 8 PT LOT 109 |
| | | $0 .86A | |
| | KENTON OH 43326 | | |

| | | | |
|---|---|---|---|
| 2028 | IV V REAL ESTATE LLC | 2026-02-06 | |
| | 906 W LIMA ST | 3WD | |
| | KENTON OH 43326 | | |

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

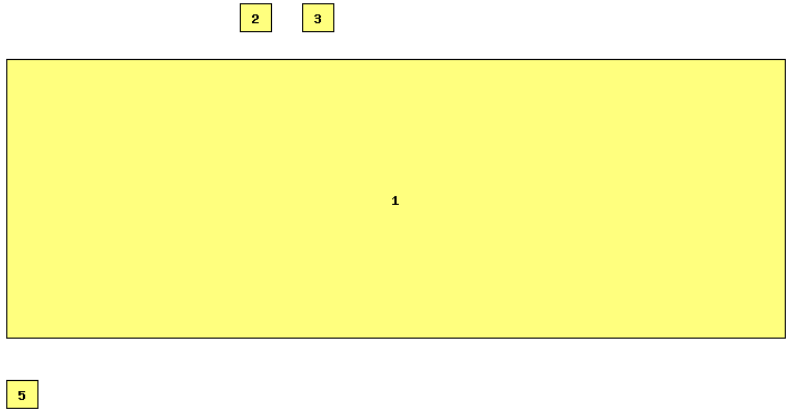
| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 499 | 499 | 499 | 499 | 499 | 499 | 499 |
| Acres | .8600 | .8600 | .8600 | .8600 | | | |
| Land100% | 17200 | 17200 | 17200 | 17200 | 17200 | 20630 | 20640 |
| Bldg100% | 100630 | 100630 | 100630 | 100630 | 100630 | 120740 | 120750 |
| Totl100% | 117830t | 117830t | 117830t | 117830t | 117830t | 141370t | 141390t |
| Cauv100% | | | | | | | |
| Tax Value: | | | | | | | |
| Land 35% | 6020 | 6020 | 6020 | 6020 | 6020 | 7220 | 7220 |
| Bldg 35% | 35220 | 35220 | 35220 | 35220 | 35220 | 42260 | 42260 |
| Totl 35% | 41240t | 41240t | 41240t | 41240t | 41240t | 49480t | 49490t |
| Hmstd35% | | | | | | | |
| Owner Oc | | | | | | | |
| Hmstd RB | | | | | | | |
| Net Tax | 2225.98 | 2328.74 | 2316.56 | 2316.56 | | | |
| Sp-Asmnt | 256.73 | 256.72 | 256.72 | 256.72 | | | |

362300040000
366901090000
366901100000
366901280000
366901290000

| Sale# | #p | sale date | To | Type/Invalid? | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|
| 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 |
|---|---|---|---|---|
| 2022 | 4520 | 34660 | 39180 | 2250.96 |
| 2021 | 4520 | 34660 | 39180 | 2266.86 |

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




906 W LIMA 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 | RET/STOR | | | 4000 | 53.56 | C | 1946AV | 178560 | .55 | | 96420 |
| 2 | Quonset | | | 2304 | 14.40 | C | 1948FR | 27650 | .80 | | 6640 |
| 3 | Pole Build | 1 | 110X48 | 5280 | 13.02 | C | 1965FR | 57290 | .80 | | 13750 |
| 4 | Paving | | | 6660 | 1.80 | C | 1965FR | 9990 | .80 | | 2400 |
| 5 | CARPORT | | 14X38 | 532 | 14.40 | C | 1950AV | 6380 | .80 | | 1540 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| site value | .8600 | | | | 20000 | | 17200 | 20640 |

Call Back: Sign: PSN Date: 2015-01-14 Lister: 36-230003.0000-v082020R