

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-230005.0000
BB12

COM
2025

sale

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

2022 YANKEE MICHAEL D & KA	1995-04-17			
2023 840 WEST LIMA LLC	2022-11-22			
2024 840 WEST LIMA LLC	2022-11-22			
2025 840 WEST LIMA LLC	2022-11-22	SHANAPELTS 3RD LOT 6 & PT		
840 W LIMA ST	1QC	LOT 5	.32A	
KENTON OH 43326	\$0			

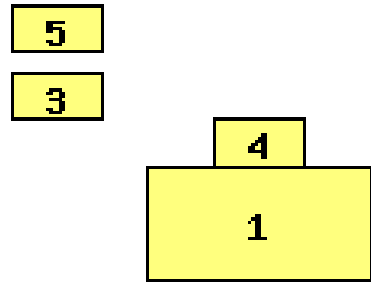
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	435	435	435	435	435
Acres					
Land100%	4800	6400	6400	6400	6400
Bldg100%	41400	41940	41940	41940	41940
Totl100%	46200t	48340t	48340t	48340t	48340t
Cauvl00%					
Tax Value:					
Land 35%	1680	2240	2240	2240	2240
Bldg 35%	14490	14680	14680	14680	14680
Totl 35%	16170t	16920t	16920t	16920t	16920t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	929.00	913.28	955.44	950.44	
Sp-Asmnt	124.15	124.15	130.66	130.66	

362300060000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
541	1	2022-11-22	840 WEST LIMA LLC	1QC *	0	4800	41400
288	1	1995-04-17	YANKEE MICHAEL D & KAREN	SD	75000	18910	18510
680	1	1988-08-23		1WD	30000	16710	0

Year	Land	Bldg	Total	Net Tax
2021	1680	14490	16170	935.56
2020	1680	14490	16170	836.34

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



840 W LIMA 43326

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

Bldg Type	SHB+Cons	DixHt	Area	Unit	Rate	Grade	Blt/Renov	Replace	Phy	Fnc	True
		FtxFt					Cond	Value	Dpr	Dpr	Value
1 FASTFOOD			455	104.90		C	1948GD	47730	.20		38180
2 Paving			6000	1.50		C	1970AV	9000	.80		1800
3 Shed	*NV	8X12	96				1983AV	0			0
4 Shelter		20X20	400	14.00		C	1994AV	5600	.65		1960
5 Shed	*PP	6X10	60				2023AV	0			0

site value	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
	.3200				20000		6400	6400