

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-460040.0000
P106

COM
2025

sale

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

2022 10YEARSOUT INC	2021-04-01
2023 10YEARSOUT INC	2021-04-01
2024 10YEARSOUT INC	2021-04-01
2025 ONEHOURSOUT LLC	2024-06-21 P/U PT FRAC S4 KENTON LAN
310 E DECATUR ST	2QC DS 1.727A
KENTON OH 43326	\$0 36-460006 COMBINED HERE

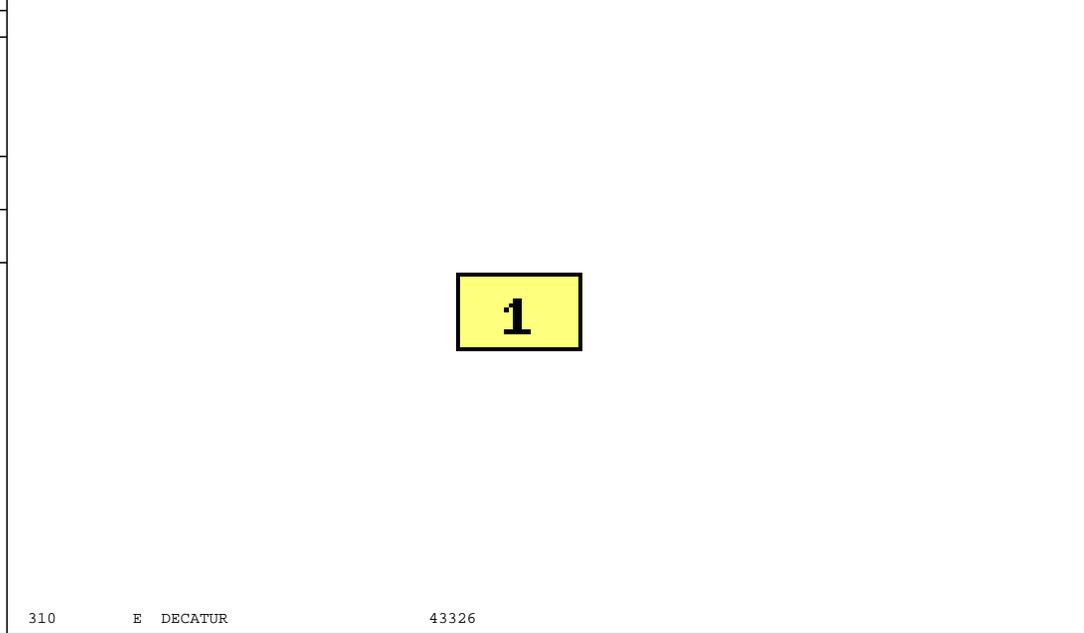
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	480	480	480	480	480
Acres	1.7300	1.7300	1.7300	1.7300	
Land100%	18290	23660	23660	23660	23650
Bldg100%	211630	231800	231800	231800	231790
Totl100%	229910t	255460t	255460t	255460t	255440t
Cauvl00%					
Tax Value:					
Land 35%	6400	8280	8280	8280	8280
Bldg 35%	74070	81130	81130	81130	81130
Totl 35%	80470t	89410t	89410t	89410t	89400t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	4623.14	4826.02	5048.80	5022.42	
Sp-Asmnt	493.65	493.65	512.84	512.84	

364100060000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
282	2	2024-06-21	ONEHOURSOUT LLC	2QC *	0	23660	231800
117	1	2021-04-01	10YEARSOUT INC	1WD	340000	18290	211630
221	1	2014-05-30	WHITAKER RICHARD E & REBE	1SD	210000	23200	196460
321	1	2013-07-17	SMITH PAMELA R TRUSTEE	1FD *	0	23200	196460
291	1	2012-07-16	SMITH PAMELA R TRUSTEE	1AF *	0	23200	196460
22	1	1999-01-20	SMITH JERRY L TRUSTEE	1WD *	0	21600	152170
661	1	1996-10-18	SMITH JERRY L & PAMELA R	1QC	15000	21600	0

Year	Land	Bldg	Total	Net Tax
2021	6400	74070	80470	4655.80
2020	6400	74070	80470	4162.10

Project
902 MAIN DISTRICT CONSERVANCY XA/2025
500 HARDIN COUNTY LANDFILL XA/2025



310 E DECATUR 43326

PUB PAVED ST/RD

Neighborhood:
Code: 3620
Dwl/Gar/NC% 1.1200

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True			
		FtxFt	Area	Rate	Grade	Cond	Value	Dpr			
1	WHSE	1	142X70	9940	26.04	C	1997AV	258840	.25	194130	
2	Paving			468	3.00	C	1997AV	1400	.65	490	
3	Paving			10000	1.50	C	1997AV	15000	.65	5250	
4	Pole Build			60X64	3840	8.75	C	2015AV	33600	.05	31920

site value	acres/ frontage	effective frontage	depth	actual depth	effective rate	extended rate	extended value	true value
site value	1.0000				20000		20000	20000
site value	.7300				5000		3650	3650

Call Back: Sign: PSN Date: 2016-02-08 Lister: 36-460040.0000-v082020R