

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 |
| 177 | 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/ | effective | depth | actual | effective | extended | true | | | | |
| site value | frontage | frontage | depth | rate | rate | value | value | | | | |
| | 1.0000 | | | 20000 | | 20000 | 20000 | | | | |
| | .7300 | | | 5000 | | 3650 | 3650 | | | | |

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