

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-520048.0000
PP07

COM
2025

sale

2022 KENTON NURSING & REHA	2017-09-27
2023 KENTON NURSING & REHA	2017-09-27
2024 KENTON NURSING & REHA	2017-09-27
2025 KENTON NURSING & REHABI	2017-09-27 PT W 1/2 SW 3/4 34
CR 171	2WD 7.995A
	\$4,839,044

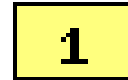
Eff Rate:-	57.45	53.98	56.47	56.17	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	499	499	499	499	499
Acres	8.0000	8.0000	8.0000	8.0000	71400
Land100%	71400	71400	71400	71400	71400
Bldg100%	3060	4600	4600	4600	4610
Totl100%	74460t	76000t	76000t	76000t	76010t
Cauvl00%					
Tax Value:					
Land 35%	24990	24990	24990	24990	24990
Bldg 35%	1070	1610	1610	1610	1610
Totl 35%	26060t	26600t	26600t	26600t	26600t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1497.18	1435.76	1502.04	1494.20	
Sp-Asmnt	3.37	77.35	85.78	64.64	

filed 2002 BOR then filed with BTA no change in value on this parcel.

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
477	2	2017-09-27	KENTON NURSING & REHABIL	2WD	4839044	68690	3460
4	2	2005-01-04	RE2 KENTON INC	2WD	3517808	66740	0
119	2	1995-02-15	BALDWIN-GREEN ACRES LIM	1QC *	0	0	72710
229	1	1990-03-26		1UN *	0	26400	0

Year	Land	Bldg	Total	Net Tax
2021	24990	1070	26060	1507.78
2020	24990	1070	26060	1347.90

Project	ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY				XA/2025
275 CEMETERY #927 - SCIOTO RIVER				XA/2025



CR 171

PUB ELECTRIC

Neighborhood:

Code: 3630

Dwl/Gar/NC% 1.0500

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
		FtxFt	Area	Grade	Cond	Value	Dpr	Value
1 Pole Build		32X40	1280	C	1982AV	15360	.70	4610
other	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	rate	rate	value	value	Location
	8.0000			10500	10500	84000	71400	

Call Back:

Sign: PSN Date: 2015-02-20 Lister:

36-520048.0000-v082020R