PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-520048.0000 COM
PP07 2026

sale

2023 KENTON NURSING & REHA	2017-09-27	
2024 KENTON NURSING & REHA	2017-09-27	
2025 KENTON NURSING & REHA	2017-09-27	
2026 KENTON NURSING & REHABI	2017-09-27	PT W 1/2 SW 3/4 34
CR 171	2WD	7.995A
	$4,839,044	

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

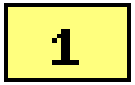
Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	499	499	499	499	499	499	499
Acres	8.0000	8.0000	8.0000	8.0000			
Land100%	71400	71400	71400	71400	71400	85690	85680
Bldg100%	4600	4600	4600	4600	4600	5540	5530
Totl100%	76000t	76000t	76000t	76000t	76000t	91230t	91210t
Cauv100%							
Tax Value:							
Land 35%	24990	24990	24990	24990	24990	29990	29990
Bldg 35%	1610	1610	1610	1610	1610	1940	1940
Totl 35%	26600t	26600t	26600t	26600t	26600t	31930t	31920t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	1435.76	1502.04	1494.20	1494.20			
Sp-Asmnt	77.35	85.78	64.64	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:bldg
477	2	2017-09-27	KENTON NURSING & REHABILI	2WD	4839044	68690	3460
4	2	2005-01-04	RE2 KENTON INC	2WD	3517808	66740	0
119	2	1995-02-15	BALDWIN-GREEN ACRES LIMI	1QC *	0	0	72710
229	1	1990-03-26		1UN *	0	26400	0

Year	Land	Bldg	Total	Net Tax
2022	24990	1070	26060	1497.18
2021	24990	1070	26060	1507.78

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



CR 171

PUB ELECTRIC

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	Pole	Build		32X40	1280		C	1982AV	15360	.70		5530

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	
other	8.0000				10500	10500	84000	85680	Location

Call Back: Sign: PSN Date: 2015-02-20 Lister: 36-520048.0000-v082020R