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COM
2025

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

2017-09-27
2017-09-27
2017-09-27
2017-09-27 PT W 1/2 SW 3/4 34 3.16A
2WD
\$4,839,044

Tax Year	2022	2023	2024	2025
Prop CIs	412	412	412	412
Acres	3.1600	3.1600	3.1600	3.1600
Land100%	100060	100060	100060	100060
Bldg100%	1513690	1530170	1532570	1532570
Tot100%	1613740t	1630230t	1632630t	1632630t

CAMA
412
100070
1532570
1632640t

Tax Value:	35020	35020	35020	35020
Land 35%				
Bldg 35%	529790	535560	536400	536400
Totl 35%	564810t	570580t	571420t	571420t
Hmstd35%				
Owner 0c				
Hmstd RB				
Net Tax	32449.20	30797.74	32266.96	
Sp-Asmnt	751.66	814.64	913.44	

Sal#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:lddg
477	2	2017-09-27	KENTON NURSING & REHABIL	2WD	4839044	119600	1471260
4	2	2005-01-04	RE2 KENTON INC	2WD	3517808	94800	1388460
119	2	1995-02-15	BALDWIN-GREEN ACRES LIMI	QC *	0	100000	1381600
229	1	1990-03-26		1UN *	0	0	1226310
865	0	1987-10-07		*	0	0	1226310
864	0	1987-10-07		*	0	0	1226310

Year	Land	Bldg	Total	Net Tax
2021	35020	529790	564810	32678.66
2020	35020	529790	564810	29213.32

902	MAIN DISTRICT	CONSERVANCY	XA/2025	ben acres	/	%	factor
500	HARDIN COUNTY	LANDFILL	XA/2025				
275	CEMETERY #927	- SCIOTO RIVER	XA/2025				

1

117 JACOB PARROTT BLVD 43326

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Neighborhood:
Code:          3630
Dwl/Gar/NC%   1.0500
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			DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
	Bldg Type	SHB+Cons	FtxFtx	Rate	Cond	Value	Dpr	Dpr	Value
1	NURSE HOM		39608	76.88	C	1982AV	3045060	.50	1522530
2	Paving		25470	1.50	C	1982AV	38210	.80	7640
3	P	0FP	20X20	30.00	C	2023AV	12000	.80	2400
		acres/	effective	depth	depth	effective	extended		true
site value		frontage	frontage	factor	rate	rate	value		value
site value		.4300					95550		95550
							4520		4520

36-520049.0000-v082020R