

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-520049.0000
PP06

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 3.16A
	117 JACOB PARROTT BLVD	2WD	
	KENTON OH 43326	\$4,839,044	

Eff Rate:- 57.45 — 53.98 — 56.47 — 56.17 — a/r					
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	412	412	412	412	412
Acres	3.1600	3.1600	3.1600	3.1600	
Land100%	100060	100060	100060	100060	100070
Bldg100%	1513690	1530170	1532570	1532570	1532570
Totl100%	1613740t	1630230t	1632630t	1632630t	1632640t
Cauv100%					
Tax Value:					
Land 35%	35020	35020	35020	35020	35020
Bldg 35%	529790	535560	536400	536400	536400
Totl 35%	564810t	570580t	571420t	571420t	571420t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	32449.20	30797.74	32266.96	32098.26	
Sp-Asmnt	751.66	814.64	913.44	895.44	

filed 2002 BOR then filed with BTA values were changed to 519,140 taxable.

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
477	2	2017-09-27	KENTON NURSING & REHABIL	2WD	4839044	110600	1471260
4	2	2005-01-04	RE2 KENTON INC	2WD	3517808	94800	1388460
119	2	1995-02-15	BALDWIN-GREEN ACRES LIM	QC *	0	100000	1381600
229	1	1990-03-26		IUN *	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

p r o j e c t		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY			XA/2025
500	HARDIN COUNTY LANDFILL			XA/2025
275	CEMETERY #927 - SCIOTO RIVER			XA/2025



117 JACOB PARROTT BLVD 43326

Neighborhood:
Code: 3630
Dwl/Gar/NC% 1.0500

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 NURSE HOM			39608	76.88	C	1982AV	3045060	.50		1522530
2 Paving			25470	1.50	C	1982AV	38210	.80		7640
3 P	OPF	20X20	400	30.00	C	2023AV	12000	.80		2400
site value		effective frontage		depth factor		actual rate	effective rate	extended value		true value
site value		.4300						9550		9550
								4520		4520

Call Back: Sign: PSN Date: 2015-02-20 Lister: 36-520049.0000-v082020R