

PLEASANT TWP
KENTON CORP

00350

REAL PROPERTY RECORD

Hardin County, Ohio
Michael T. Bacon, Auditor

09:22 AM

36-520049.0000
PP06

COM
2024

sale		Eff Rate:- 57.86 — 57.45 — 53.98 — 56.47 — a/r
2021 KENTON NURSING & REHA	2017-09-27	Tax Year 2021 2022 2023 2024
2022 KENTON NURSING & REHA	2017-09-27	Prop Cls 412 412 412 412
2023 KENTON NURSING & REHA	2017-09-27	Acres 3.1600 3.1600 3.1600 3.1600
2024 KENTON NURSING & REHABI	2017-09-27 PT W 1/2 SW 3/4 34 3.16A	Land100% 100060 100060 100060 100060
117 JACOB PARROTT BLVD	2WD	Bldg100% 1513690 1513690 1530170 1532570
KENTON OH 43326	\$4,839,044	Totl100% 1613740t 1613740t 1630230t 1632630t
		Cauv100%
		Tax Value:
		Land 35% 35020 35020 35020 35020
		Bldg 35% 529790 529790 535560 536400
		Totl 35% 564810t 564810t 570580t 571420t
		Hmstd35%
		Owner 0c
		Hmstd RB
		Net Tax 32678.66 32449.20 30797.74 32266.96
		Sp-Asmnt 751.66 751.66 814.64 913.44

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 & REHABILI	2WD	4839044	110600	1471260		
4	2	2005-01-04	RE2 KENTON INC	2WD	3517808	94800	1388460		
119	2	1995-02-15	BALDWIN-GREEN ACRES LIMI	QC *	0	1000000	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					
2020	35020	529790	564810	29213.32					
2019	35020	529790	564810	28807.30					
p r o j e c t						ben acres	/ %	factor	
902	MAIN DISTRICT CONSERVANCY		XA/2024						
500	HARDIN COUNTY LANDFILL		XA/2024						
275	CEMETERY #927 - SCIOTO RIVER		XA/2024						

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Neighborhood: Code: 3630 Dwl/Gar/NC% 1.0500		Bldg Type	SHB+Cons	DixHt FtxFt	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	OFP	20X20	400	30.00	C	2023AV	12000	.80		2400
		site value	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value			true value
		site value	2.7300 .4300						95550 4520			95550 4520