PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-520049.0000 COM
PP06 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 3.16A
	117 JACOB PARROTT BLVD	2WD	
		$4,839,044	
	KENTON OH 43326		

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

Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	412	412	412	412	412	412	412
Acres	3.1600	3.1600	3.1600	3.1600			
Land100%	100060	100060	100060	100060	100060	120090	120080
Bldg100%	1530170	1532570	1532570	1532570	1532570	1839090	1839090
Totl100%	1630230t	1632630t	1632630t	1632630t	1632630t	1959170t	1959170t
Cauv100%							
Tax Value:							
Land 35%	35020	35020	35020	35020	35020	42030	42030
Bldg 35%	535560	536400	536400	536400	536400	643680	643680
Totl 35%	570580t	571420t	571420t	571420t	571420t	685710t	685710t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	30797.74	32266.96	32098.26	32098.26			
Sp-Asmnt	814.64	913.44	895.44	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 & 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	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
2022	35020	529790	564810	32449.20
2021	35020	529790	564810	32678.66

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

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117 JACOB PARROTT BLVD 43326

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	NURSE HOM			39608	92.25	C	1982AV	3045060	.50		1827040
2	Paving			25470	1.80	C	1982AV	38210	.80		9170
3	P	OFP	20X20	400	36.00	C	2023AV	12000	.80		2880

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	2.7300						95550	114660
site value	.4300						4520	5420

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