

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-530025.0000
AA02

COM
2023

sale

Eff Rate:- 51.72 — 57.86 — 57.45 — 53.98 — a/r

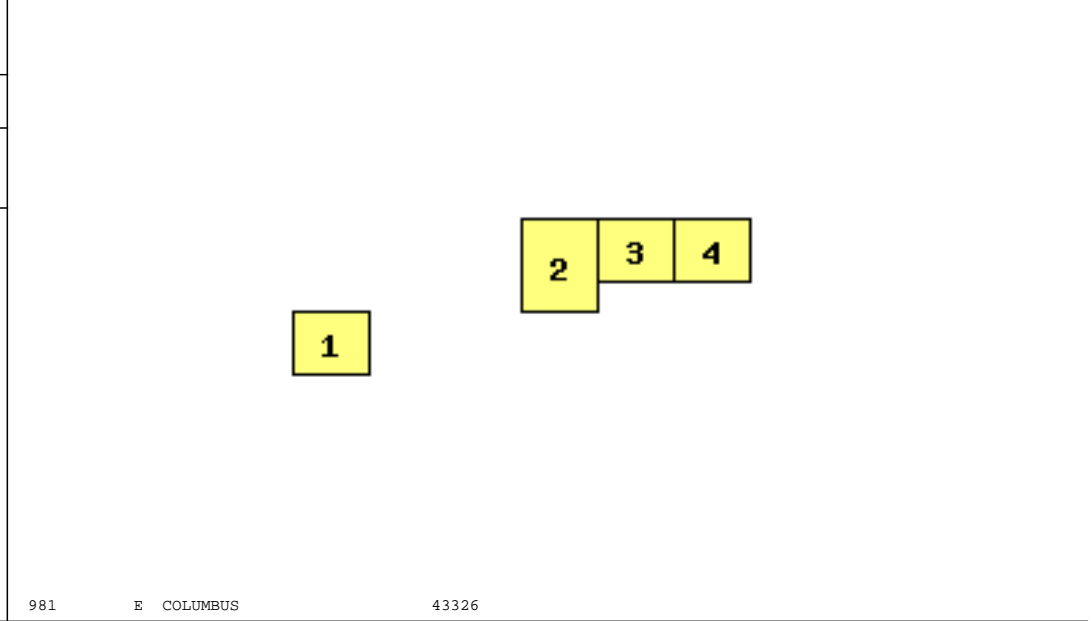
2020 DW28 KENTON OHIO LLC	2010-03-23			
2021 DW28 KENTON OHIO LLC	2010-03-23			
2022 DW28 KENTON OHIO LLC	2010-03-23			
2023 DW28 KENTON OHIO LLC	2010-03-23	PT NW 1/4 34	13.385A	
981 E COLUMBUS ST	1QC			
KENTON OH 43326	\$0	07.1-05-53-025		

Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	425	425	425	425	425
Acres	13.3900	13.3900	13.3900	13.3900	
Land100%	411430	411430	411430	411430	411430
Bldg100%	2888510	2888510	2888510	2888510	2888510
Totl100%	3299940t	3299940t	3299940t	3299940t	3299940t
Cauv100%					
Tax Value:					
Land 35%	144000	144000	144000	144000	144000
Bldg 35%	1010980	1010980	1010980	1010980	1010980
Totl 35%	1154980t	1154980t	1154980t	1154980t	1154980t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	59738.32	66824.60	66355.36	62341.42	
Sp-Asmnt	852.56	1031.54	852.56	1674.18	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
104	1	2010-03-23	DW28 KENTON OHIO LLC	1QC *	0	416000	2846030
272	1	2003-05-23	28 KENTON LLC	1WD	5300000	416000	2962430
500	1	2001-11-20	KENTON PLAZA LTD	1WD *	0	416000	2830110
715	1	1993-08-09	RUDOLPH JOHN E & MARY M	1QC *	0	0	2274600

Year	Land	Bldg	Total	Net Tax
2019	144000	1010980	1154980	58908.04
2018	144000	1010980	1154980	59023.88

Project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2023			
500 HARDIN COUNTY LANDFILL	XA/2023			
254 WARD #1013 SCIOTO RIVER MAIN	XA/2023			
560 CLEAN UP KENTON CORP	XA/2023			



981 E COLUMBUS 43326

Neighborhood:	3650	Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
Code:		1 STRIPMALL		FtxFt	Area	Cond	Value	Dpr	Dpr	Value
		2 KROGER			23973	41.82	1978AV	.45	.10	496260
		3 CVS PHARM			53100	45.52	1996AV	.30	.10	1522780
		4 RETAIL			12865	44.28	1977AV	.45	.10	281980
		5 Paving	* 285		26460	40.49	1977AV	.45	.10	530330
					0	1.00	1977AV			57160
		site value		acres/	effective	depth	actual	effective	extended	true
		road		frontage	frontage	depth	rate	rate	value	value
		site value				factor				
									280700	280700
									130730	130730