

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-530025.0000
AA02

COM
2025

2022 DW28 KENTON OHIO LLC		2010-03-23	Tax Year		2022	2023	2024	2025	CAMA
2023 DW28 KENTON OHIO LLC		2010-03-23	Prop Cls		425	425	425	425	425
2024 DW28 KENTON OHIO LLC		2010-03-23	Acres		13.3900	13.3900	13.3900	13.3900	
2025 DW28 KENTON OHIO LLC		2010-03-23 PT NW 1/4 34 13.385A	Land100%		411430	411430	411430	411430	411430
981 E COLUMBUS ST		1QC	Bldg100%		2888510	2888510	2888510	2888510	2888510
KENTON OH 43326		\$0	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 0c						
			Hmstd RB						
			Net Tax		66355.36	62341.42	65219.42		
			Sp-Asmnt		852.56	1674.18	9467.52		

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			
2021	144000	1010980	1154980	66824.60			
2020	144000	1010980	1154980	59738.32			
p r o j e c t					ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY			XA/2024			
500	HARDIN COUNTY LANDFILL			XA/2024			
254	WARD #1013 SCIOTO RIVER MAIN			XA/2024			



Neighborhood: 3650		Bldg Type		SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
		1	STRIPMALL		FtxFt	23973	41.82	C	1978AV	1002550	Dpr	Dpr	Value
		2	KROGER			53100	45.52	C	1996AV	2417110	.45	.10	496260
		3	CVS PHARM			12865	44.28	C	1977AV	569660	.30	.10	1522780
		4	RETAIL			26460	40.49	C	1977AV	1071370	.45	.10	281980
		5	Paving	* 285		0	1.00	C	1977AV	57160			530330
													57160
		site value	acres/	effective	depth	actual	effective	extended	true				
		road	frontage	frontage	depth	rate	rate	value	value				
		site value								280700			280700
										130730			130730