

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-530025.0000  
AA02

COM  
2025

sale

Eff Rate:- 57.45 — 53.98 — 56.47 — 56.17 — a/r

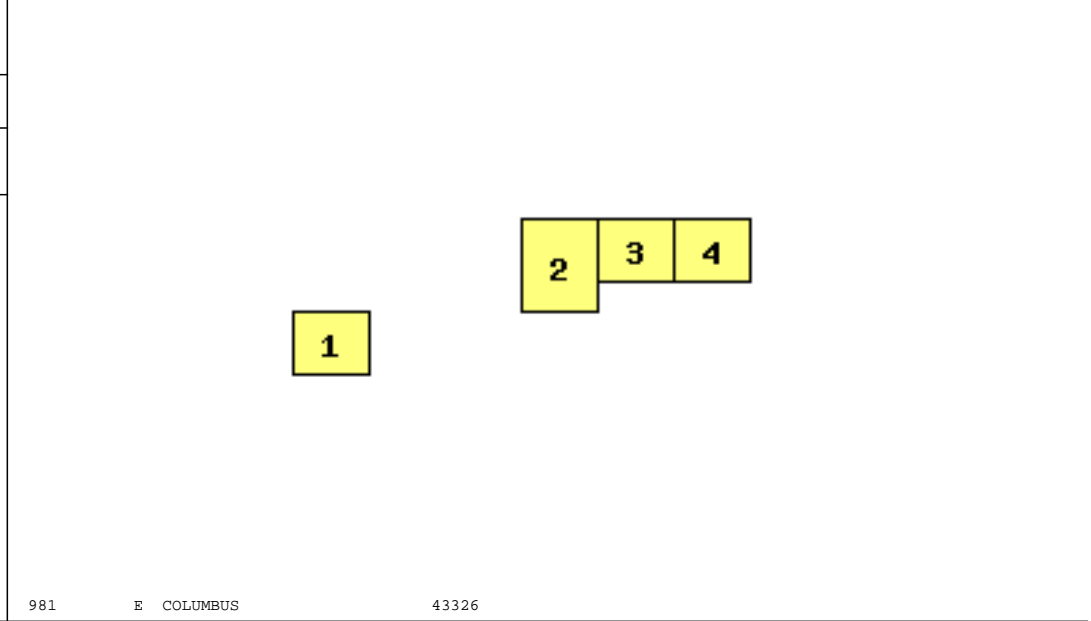
2022 DW28 KENTON OHIO LLC	2010-03-23			
2023 DW28 KENTON OHIO LLC	2010-03-23			
2024 DW28 KENTON OHIO LLC	2010-03-23			
2025 DW28 KENTON OHIO LLC	2010-03-23	PT NW 1/4 34	13.385A	
981 E COLUMBUS ST	1QC			
KENTON OH 43326	\$0			

Tax Year	2022	2023	2024	2025	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	66355.36	62341.42	65219.42	64878.44	
Sp-Asmnt	852.56	1674.18	9467.52	1012.52	

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

Project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY				XA/2025
500 HARDIN COUNTY LANDFILL				XA/2025
254 WARD #1013 SCIOTO RIVER MAIN				XA/2025



981 E COLUMBUS 43326

Neighborhood:	3650
Code:	

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 STRIPMALL			23973	41.82	C	1978AV	1002550	.45	.10	496260
2 KROGER			53100	45.52	C	1996AV	2417110	.30	.10	1522780
3 CVS PHARM			12865	44.28	C	1977AV	569660	.45	.10	281980
4 RETAIL			26460	40.49	C	1977AV	1071370	.45	.10	530330
5 Paving	* 285		0	1.00	C	1977AV	57160			57160
site value		acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value			true value
road		8.0200					280700			280700
site value		.3900					130730			130730
		4.9800								