PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-530025.0000 COM
AA02 2026

sale

2023	DW28 KENTON OHIO LLC	2010-03-23
2024	DW28 KENTON OHIO LLC	2010-03-23
2025	DW28 KENTON OHIO LLC	2010-03-23
2026	DW28 KENTON OHIO LLC	2010-03-23 PT NW 1/4 34 13.385A
	981 E COLUMBUS ST	1QC
		$0
	KENTON OH 43326	

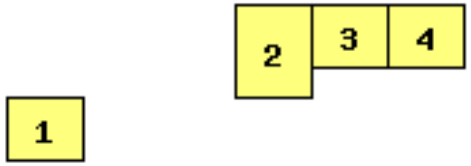
Eff Rate: – 53.98 — 56.47 — 56.17 — 56.17 — a/r

	2023	2024	2025	2026	2026	2027	CAMA
Tax Year							
Prop Cls	425	425	425	425	425	425	425
Acres	13.3900	13.3900	13.3900	13.3900			
Land100%	411430	411430	411430	411430	411430	493710	493720
Bldg100%	2888510	2888510	2888510	2888510	2888510	3466230	3466220
Totl100%	3299940t	3299940t	3299940t	3299940t	3299940t	3959940t	3959940t
Cauv100%							
Tax Value:							
Land 35%	144000	144000	144000	144000	144000	172800	172800
Bldg 35%	1010980	1010980	1010980	1010980	1010980	1213180	1213180
Totl 35%	1154980t	1154980t	1154980t	1154980t	1154980t	1385980t	1385980t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	62341.42	65219.42	64878.44	64878.44			
Sp-Asmnt	1674.18	9467.52	1012.52	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
2022	144000	1010980	1154980	66355.36
2021	144000	1010980	1154980	66824.60

p r o j e c t		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:
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	STRIPMALL			23973	50.18	C	1978AV	1002550	.45	.10	595510
2	KROGER			53100	54.62	C	1996AV	2417110	.30	.10	1827340
3	CVS PHARM			12865	53.13	C	1977AV	569660	.45	.10	338380
4	RETAIL			26460	48.58	C	1977AV	1071370	.45	.10	636400
5	Paving	* 285		0	1.00	C	1977AV	57160			68590

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	8.0200						280700	336840
road	.3900							
site value	4.9800						130730	156880

Call Back: Sign: PSN Date: 2015-02-18 Lister: 36-530025.0000-v082020R