

PLEASANT TWP
KENTON CORP

Hardin County, Ohio
Michael T. Bacon, Auditor

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COM
2025

00350

- sale

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				

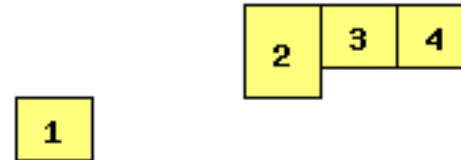
- Eff Rate: -	57.45	53.98	56.47	56.17
Tax Year	2022	2023	2024	2025
Prop Cls	425	425	425	425
Acres	13.3900	13.3900	13.3900	13.3900
Land100%	411430	411430	411430	411430
Bldg100%	2888510	2888510	2888510	2888510
Totl100%	3299940t	3299940t	3299940t	3299940t
Cauv100%				
Tax Value:				
Land 35%	144000	144000	144000	144000
Bldg 35%	1010980	1010980	1010980	1010980
Totl 35%	1154980t	1154980t	1154980t	1154980t
Hmstd35%				
Owner 0c				
Hmstd RB				
Net Tax	66355.36	62341.42	65219.42	64878.44
Sp-Asmnt	852.56	1674.18	9467.52	1012.52

CAMA
425
493720
3466220
3959940t

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bdg
104	1	2010-03-23	DW28 KENTON OHIO LLC	10C *	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	10C *	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/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			
254	WARD #1013 SCOTO RIVER MAIN	XA/2025			



981	E COLUMBUS	43326
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Neighborhood:		Bldg Type	SHB+Cons	DIXHt	Area	Built	Grade	Blt/Rehov	replace	Pny	Pnc	Value
Code:	4444	1 STRIPMALL		FtxFt	23973	50.18	C	1978AV	1002550	.45	.10	595510
Dwl/Gar/NC%	1.2000	2 KROGER			53100	54.62	C	1996AV	2417110	.30	.10	1827340
lot/hmsite%	1.2000	3 CVS PHARM			12865	53.13	C	1977AV	569660	.45	.10	338380
res-ag:ld%	1.2000	4 RETAIL			26460	48.58	C	1977AV	1071370	.45	.10	636400
ag-t:c/p/w%	1.2000	5 Paving	* 285		0	1.00	C	1977AV	57160			68590
ag-t:other%	1.2000											
ag:outbldg%	1.2000											
		site value	acres/ frontage	effective frontage	depth	factor	actual rate	effective rate	extended value		true value	
		road	8.0200						280700		336840	
		site value	.3900									
			4.9800							130730	156888	

Call Back: Sign: PSN Date: 2015-02-18 Lister:

36-530025.0000-v082020R