PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-530027.0000 COM
AA01 2026

sale

2023 KROGER CO THE	2009-09-09	
2024 DW 28 KENTON OHIO LLC	2023-04-12	
2025 DW 28 KENTON OHIO LLC	2023-04-12	
2026 DW 28 KENTON OHIO LLC	2023-04-12	PT W 1/2 NW 1/4 34
935 E COLUMBUS ST	1WD	1.161A
	$325,000	
KENTON OH 43326		

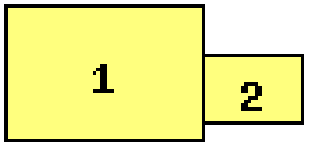
Eff Rate: – 53.98 — 56.47 — 56.17 — 56.17 — a/r

Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	400	435	435	435	435	435	425
Acres	1.1600	1.1600	1.1600	1.1600			
Land100%	32910	32910	32910	32910	32910	39490	39480
Bldg100%		15860	31740	31740	31740	38090	38080
Totl100%	32910t	48770t	64660t	64660t	64660t	77570t	77560t
Cauv100%							
Tax Value:							
Land 35%	11520	11520	11520	11520	11520	13820	13820
Bldg 35%		5550	11110	11110	11110	13330	13330
Totl 35%	11520t	17070t	22630t	22630t	22630t	27150t	27150t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	621.80	963.92	1271.20	1271.20			
Sp-Asmnt	6.36	132.75	132.75	132.75			

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
124	1	2023-04-12	DW 28 KENTON OHIO LLC	1WD	325000	32910	0
387	1	2009-09-09	KROGER CO THE	1WD	435000	150400	137510
785	1	1997-12-29	LIBERTY NATIONAL BANK	1WD	250000	112490	182110
646	1	1992-07-13		1WD	250000	0	295710
574	0	1986-07-28		*	0	0	258110

Year	Land	Bldg	Total	Net Tax
2022	11520	0	11520	661.84
2021	11520	0	11520	666.52

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



935 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	COFFEE SHO		15X38	570	49.90	C	2023AV	23710	.05		27020
2	P	PAT	15X15	225	3.60	C	2023AV	680	.05		780
3	Paving	CON		1500	3.60	C	2023AV	4500	.05		5140
4	Paving	ASPH		3000	1.80	C	2023AV	4500	.05		5140

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	.9400							39480
road	.2200							

Call Back: Sign: PSN Date: 2015-02-18 Lister: 36-530027.0000-v082020R