

PLEASANT TWP
KENTON CORP

00350

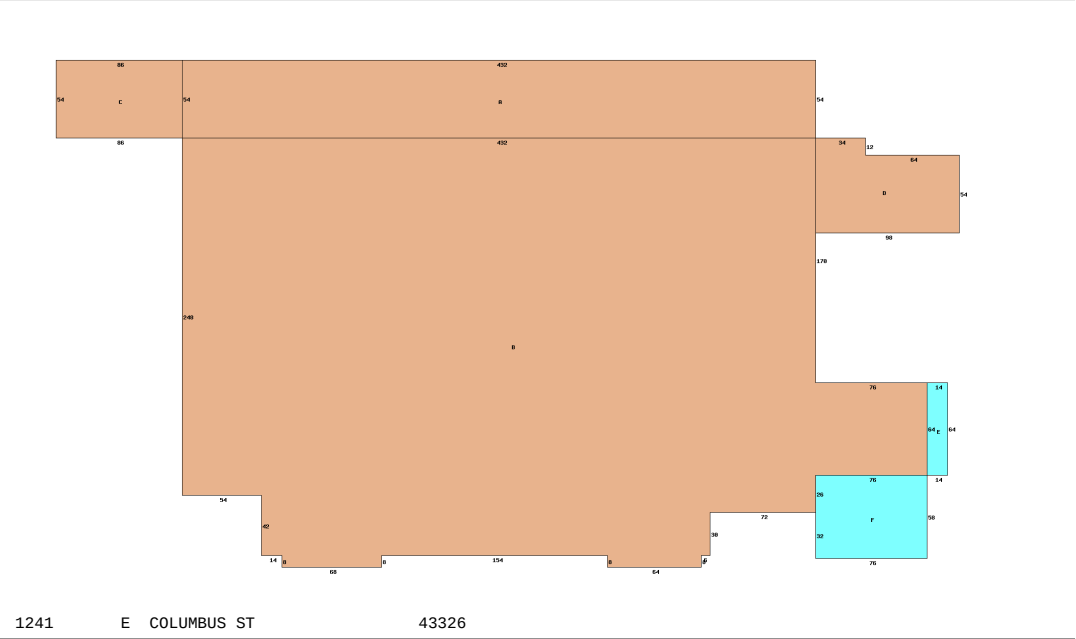
Hardin County, Ohio
Michael T. Bacon, Auditor

36-530067.0000
AA26

COM
2025

2022 WAL-MART REAL ESTATE		2004-05-04	Tax Year	2022	2023	2024	2025	CAMA
2023 WAL-MART REAL ESTATE		2004-05-04	Prop Cls	422	422	422	422	422
2024 WAL-MART REAL ESTATE		2004-05-04	Acres	26.9870	26.9870	26.9870	26.9870	
2025 WAL-MART REAL ESTATE BU		2004-05-04	Land100%	457310	457310	457310	457310	548770
1241 E COLUMBUS ST		1WD	Bldg100%	4061970	4082400	4118940	4118940	4942710
KENTON OH 43326		\$271,505	FOR REST OF SPECIAL ASSES	Totl100%	4519290t	4539710t	4576260t	5491480t
				Tax Value:				
				Land 35%	160060	160060	160060	192070
				Bldg 35%	1421690	1428840	1441630	1729950
				Totl 35%	1581750t	1588900t	1601690t	1922020t
				Hmstd35%				
				Owner 0c				
				Hmstd RB				
				Net Tax	90873.94	85762.76	90444.26	89971.40
				Sp-Asmnt	800.44	815.29	924.35	927.35

SHB+ 16'	CONS *WHSE	TYPE C	FACT	SQ-FT 23328	VALUE	a OTHER
22'	*RETA	C		0	126772	b OTHER
	*TRCK	C		0		c OTHER
20'	*LUBE	C		5700		d OTHER
acreage change per engineer's office 4-23-2015 VALUE WAS ADJUSTED BY BTA FOR 4,527,600 THEN A 2014 BOR WAS FILED BUT WAS WITHDRAWN AND AN AGREEMENT WAS MADE TO KEEP THIS VALUE FOR TAX YEARS 2014 THRU 2016.						
Sale# 243	#p 1	sale date 2004-05-04	To WAL-MART REAL ESTATE BUS	Type/Invalid? 1WD	Sale\$ 271505	co:land 56800
1129	1	1992-12-10		1WD *	90000	0 37110
Year 2020	Land 160060	Bldg 1421690	Total 1581750	Net Tax 81811.88		
p r o j e c t					ben acres / % factor	
902	MAIN DISTRICT CONSERVANCY			XA/2025		
131	BLANCHARD RIVER MAINT			XA/2025		
500	HARDIN COUNTY LANDFILL			XA/2025		
235	KELLOGG #983 - BLANCHARD			XA/2025		
254	WARD #1013 SCIOTO RIVER MAIN			XA/2025		
921	BLANCHARD RIVER MAINT			XA/2023		
306	BLOOM #1043 - BLANCHARD			XA/2025		



Occupancy 0 Vacant Land													
B 1 2 U A													
		PUB ELECTRIC											
		PRIV WATER											
		PRIV SEWER											
		PUB PAVED ST/RD											
		Neighborhood:											
		Code:	4444										
		Dwl/Gar/NC%	1.2000										
		lot/hmsite%	1.2000										
		res-ag:ln%	1.2000										
		ag-t:c/p/w%	1.2000										
		ag-t:other%	1.2000										
		ag:outbldg%	1.2000										
		Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True	
		1 WALMART	*		0	29.31	C	2005AV	4566500	.20	.03	4252320	
		2 CNP/PAT		14X64	896	14.40	C	2005AV	12900	.40		7740	
		3 GRNHOUSE			4408	2.88	C	2005AV	12700	.40		7620	
		4 TRUCKWELL			4644	14.40	C	2005AV	66870	.40		40120	
		5 FENCE 6'			770	14.10	C	2005AV	10860	.40		6520	
		6 Paving	* ASHP 3		100		C	2005AV	360000	.40		259200	
		7 FENCE 12'			198	25.44	C	2005AV	5040	.40		3020	
		8 Paving	CON		10000	1.20	C	2005AV	12000	.40		7200	
		9 SPRINKLER	* 1558		0	2.40	C	2005AV	373920	.20		358970	
		site value	acres/ frontage	effective	depth	actual	effective	extended	value	value			
		road	7.1470	frontage	depth	factor	rate	value	250250	300300			
		site value	19.7200						207060	248470			