

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-530084.0000
AA29.02

COM
2025

sale

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

2022 AGREE STORES LLC	2019-12-16	
2023 AGREE STORES LLC	2019-12-16	
2024 AGREE STORES LLC	2019-12-16	
2025 AGREE STORES LLC	2019-12-16	
1000 E COLUMBUS ST	2019-12-16 PT SE4 NW4 S34 .9212A	
	1WD	
KENTON OH 43326	\$1,800,000	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	420	420	420	420	420
Acres	.9212	.9212	.9212	.9212	
Land100%	32200	32200	32200	32200	32200
Bldg100%	1767800	967800	967800	967800	967800
Totl100%	1800000t	1000000t	1000000t	1000000t	1000000t
Cauv100%					
Tax Value:					
Land 35%	11270	11270	11270	11270	11270
Bldg 35%	618730	338730	338730	338730	338730
Totl 35%	630000t	350000t	350000t	350000t	350000t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	36194.46	18891.66	19763.80	19660.48	
Sp-Asmnt	725.00	736.10	816.34	813.17	

Orig Tax Year 2018
Parent: 36-530026.0000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
560	1	2019-12-16	AGREE STORES LLC	1WD	1800000	9660	302890
152	1	2017-04-07	FDIC 66 LLC	1WD *	0	0	0

Year	Land	Bldg	Total	Net Tax
2021	11270	106010	117280	6785.56
2020	11270	106010	117280	6066.00

Project		ben acres	/	%	factor
902	MAIN DISTRICT CONSERVANCY				XA/2025
500	HARDIN COUNTY LANDFILL				XA/2025
254	WARD #1013 SCIOTO RIVER MAIN				XA/2025
275	CEMETERY #927 - SCIOTO RIVER				XA/2025



E COLUMBUS ST

PUB PAVED ST/RD

Neighborhood: 3650
Code:

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True	
1 Retail		70X100	7000	48.14	C	2018AV	336980	.10	303280
2 Paving			17200	1.50	C	2018AV	25800	.15	21930
3 2021 BOR	*BTA		0		OLD/		642590		642590
site value	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	
	.9212					32200	32200	32200	

Call Back: Sign: PSN Date: 2017-04-11 Lister: 36-530084.0000-v082020R