

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 | 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 |

| 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 |
| 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 | |