PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-530084.0000 COM
AA29.02 2026

sale

2023 AGREE STORES LLC	2019-12-16	
2024 AGREE STORES LLC	2019-12-16	
2025 AGREE STORES LLC	2019-12-16	
2026 AGREE STORES LLC	2019-12-16	PT SE4 NW4 S34 .9212A
1000 E COLUMBUS ST	1WD	
	$1,800,000	
KENTON OH 43326		

Orig Tax Year 2018
Parent: 36-530026.0000

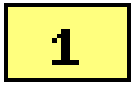
Eff Rate:– 53.98 — 56.47 — 56.17 — 56.17 — a/r

Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	420	420	420	420	420	420	420
Acres	.9212	.9212	.9212	.9212			
Land100%	32200	32200	32200	32200	32200	38630	38640
Bldg100%	967800	967800	967800	967800	967800	1161370	1161370
Totl100%	1000000t	1000000t	1000000t	1000000t	1000000t	1200000t	1200010t
Cauv100%							
Tax Value:							
Land 35%	11270	11270	11270	11270	11270	13520	13520
Bldg 35%	338730	338730	338730	338730	338730	406480	406480
Totl 35%	350000t	350000t	350000t	350000t	350000t	420000t	420000t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	18891.66	19763.80	19660.48	19660.48			
Sp-Asmnt	736.10	816.34	813.17	813.17			

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
2022	11270	618730	630000	36194.46
2021	11270	106010	117280	6785.56

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:	
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	Retail		70X100	7000	57.76	C	2018AV	336980	.10		363940
2	Paving			17200	1.80	C	2018AV	25800	.15		26320
3	2021 BOR	*BTA		0			OLD/	642590			771110

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	.9212					32200	32200	38640

Call Back: Sign: PSN Date: 2017-04-11 Lister: