

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-690118.0000
BB05

COM
2025

sale

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

2022	WHITAKER RICHARD E &	2008-04-07	
2023	WHITAKER RICHARD E &	2008-04-07	
2024	WHITAKER RICHARD E	2023-06-09	
2025	ZACK M LLC	2024-01-25	SHANAFELTS 5TH
	920 W LIMA ST		4WD
	KENTON OH 43326	\$1,000,000	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	454	454	454	454	454
Acres	1.0000	1.0000	1.0000	1.0000	
Land100%	15000	20000	20000	20000	20000
Bldg100%	176710	202770	202770	202770	202760
Totl100%	191710t	222770t	222770t	222770t	222760t
Cauvl00%					
Tax Value:					
Land 35%	5250	7000	7000	7000	7000
Bldg 35%	61850	70970	70970	70970	70970
Totl 35%	67100t	77970t	77970t	77970t	77970t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	3855.00	4208.52	4402.80	4379.78	
Sp-Asmnt	275.42	275.42	266.14	266.14	

366901160000
366901170000
366901190000
366901200000
366901210000
366901220000
366902020000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
28	4	2024-01-25	ZACK M LLC	4WD	1000000	20000	202770
242	8	2023-06-09	WHITAKER RICHARD E	8AF *	0	15000	176710
157	2	2008-04-07	WHITAKER RICHARD E & REB	2SD	125000	30000	159540
409	2	2003-07-16	FLAGSHIP AUTO CENTER INC	2SH	175000	30000	162710
371	2	2000-09-01	HUNTER WILLIAM W	2QC *	0	30000	162710
51	2	1999-02-03	HUNTER WILLIAM W &	2WD	400000	30000	162710
694	2	1994-08-02	WHITE BROTHERS PARTNERSH	2WD	378000	0	192710
211	0	1987-03-26		*	250000	0	439430

Year	Land	Bldg	Total	Net Tax
2021	5250	61850	67100	3882.26
2020	5250	61850	67100	3470.58

Project		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY			XA/2025
500	HARDIN COUNTY LANDFILL			XA/2025



920 W LIMA 43326

Neighborhood:
Code: 3670
Dwl/Gar/NC% 1.0900

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	AUTOSALES		6912	48.61	C	1984AV	335990	.50	.10	151200
2	Paving		27000	1.50	C	1984AV	40500	.80		8100
3	ADDTN	22X54	1188	45.72	C	2010AV	54320	.20		43460

site value	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
	1.0000				20000		20000	20000