PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-690207.0000 COM
BB03 2026

sale

2023 GROGAN DONALD RICKY J	2021-11-23	
2024 GROGAN DONALD RICKY J	2021-11-23	
2025 RICKS AUTO SALES INC	2024-12-10	
2026 RICKS AUTO SALES INC	2024-12-10	PT NE4 SW4 KENTON LANDS
1012 W LIMA ST	1WD	S32 1.781A
	$110,000	
KENTON OH 43326		

2027 ZACK M LLC	2025-11-12	
1012 W LIMA ST	1WD	
KENTON OH 43326		

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

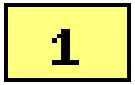
Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	421	421	421	421	421	421	421
Acres	1.7810	1.7810	1.7810	1.7810			
Land100%	23910	23910	23910	23910	23910	28690	28680
Bldg100%	12460	12460	12460	12460	12460	14970	14960
Totl100%	36370t	36370t	36370t	36370t	36370t	43660t	43640t
Cauv100%							
Tax Value:							
Land 35%	8370	8370	8370	8370	8370	10040	10040
Bldg 35%	4360	4360	4360	4360	4360	5240	5240
Totl 35%	12730t	12730t	12730t	12730t	12730t	15280t	15270t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	687.12	718.84	715.08	715.08			
Sp-Asmnt	124.65	129.29	129.29	129.29			

366902240000 .54a
366902250000 1.186a
366902260000 .006a

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
501	1	2025-11-12	ZACK M LLC	1WD *	0	23910	12460
473	1	2025-10-27	ZACK M LLC	1QC *	0	23910	12460
340	1	2025-08-01	ZACH M LLC	1WD *	0	23910	12460
554	1	2024-12-10	RICKS AUTO SALES INC	1WD	110000	23910	12460
525	1	2021-11-23	GROGAN DONALD RICKY JR	1QC *	0	18510	11860
300	2	2007-08-07	SMITH JOHN C	2QC *	0	30000	2310
299	2	2007-08-07	SMITH JOHN C	2QC *	0	30000	2310
	1	2007-01-16	LANTZ BELVA A ETAL	*	0	30000	2310
248	1	2003-05-20	SMITH JOHN C	1WD *	0	30000	1740

Year	Land	Bldg	Total	Net Tax
2022	6480	4150	10630	610.72
2021	6480	4150	10630	615.02

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



1012 W LIMA ST 43326

PUB PAVED ST/RD
Topo: ROLLING

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	STORAGE		42X68	2856	34.92	C	1900PR	83110	.85		14960
2	Paving	*NV		3500			1970FR	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	1.0010				20000		20000	24000
site value	.7800				5000		3900	4680

Call Back: Sign: PSN Date: 2015-01-14 Lister: