

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-790017.0000
AA32

COM
2025

sale

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

2022 KENTON PROPERTY I LLC	2007-10-01			
2023 KENTON PROPERTY I LLC	2007-10-01			
2024 KENTON PROPERTY I LLC	2007-10-01			
2025 KENTON PROPERTY I LLC	2007-10-01	PT W2 SW4 ETC SEC 34		
950 E COLUMBUS ST	2QC	5.10A		
KENTON OH 43326	\$0			

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	420	420	420	420	420
Acres	5.1000	5.1000	5.1000	5.1000	
Land100%	149370	149370	149370	149370	149370
Bldg100%	458230	421970	421970	421970	421970
Totl100%	607600t	571340t	571340t	571340t	571340t
Cauvl00%					
Tax Value:					
Land 35%	52280	52280	52280	52280	52280
Bldg 35%	160380	147690	147690	147690	147690
Totl 35%	212660t	199970t	199970t	199970t	199970t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	12217.64	10793.62	11291.90	11232.86	
Sp-Asmnt	733.17	829.01	865.40	838.02	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
382	2	2007-10-01	KENTON PROPERTY I LLC	2QC *	0	289570	802910
497	1	1995-06-08	DEVELOPERS DIVERSIFIED L	DD	870667	204000	1157400
980	1	1989-11-17		1WD	1245000	0	1383800

Year	Land	Bldg	Total	Net Tax
2021	52280	160380	212660	12304.04
2020	52280	160380	212660	10999.28

p r o j e c t		ben acres	/	%	factor
902	MAIN DISTRICT CONSERVANCY				XA/2025
500	HARDIN COUNTY LANDFILL				XA/2025
275	CEMETERY #927 - SCIOTO RIVER				XA/2025

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950 E COLUMBUS 43326

Neighborhood:
Code: 3630
Dwl/Gar/NC% 1.0500

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 COM MALL	18	183X21940077	39.82	C	1978AV	1595870	.75	398970
2 Paving	*	0	1.00	C	1978FR	115000	.80	23000
site value	acres/	effective	depth	actual	effective	extended	true	
site value	frontage	frontage	depth	factor	rate	value	value	
site value	1.7900	2.7600				96600	96600	
site value	.5500	1.7900				46990	46990	
		.5500				5780	5780	

Call Back: Sign: PSN Date: 2015-02-18 Lister: 36-790017.0000-v082020R