

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



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	