

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-800009.0000
YY03

COM
2023

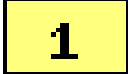
sale

Eff Rate:- 51.72 — 57.86 — 57.45 — 53.98 — a/r

2020 JOHN ROBERTS MANAGEME	1989-04-28
2021 JOHN ROBERTS MANAGEME	1989-04-28
2022 JOHN ROBERTS MANAGEME	1989-04-28
2023 SUEMAR REALTY INC	2022-04-22
995 N DETROIT ST	LWD
KENTON OH 43326	\$600,000
	07.1-05-80-009

Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	430	430	430	430	430
Acres	2.3200	2.3200	2.3200	2.3200	
Land100%	59710	59710	59710	59710	59700
Bldg100%	559970	559970	559970	611800	611790
Totl100%	619690t	619690t	619690t	671510t	671490t
Cauvl00%					
Tax Value:					
Land 35%	20900	20900	20900	20900	20900
Bldg 35%	195990	195990	195990	214130	214130
Totl 35%	216890t	216890t	216890t	235030t	235020t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	11218.06	12548.76	12460.66	12686.02	
Sp-Asmnt	729.00	729.00	729.00	750.00	

368000100000							
368000110000							
RALPHIES							
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
192	1	2022-04-22	SUEMAR REALTY INC	LWD	600000	59710	559970
331	1	1989-04-28		LWD	170000	0	128910
Year	Land	Bldg	Total	Net Tax			
2019	20900	195990	216890	11062.16			
2018	20900	195990	216890	11083.90			
Project			ben acres	/ %	factor		
500 HARDIN COUNTY LANDFILL					XA/2023		
131 BLANCHARD RIVER MAINT					XA/2023		
336 DULIN #1099 - BLANCHARD MAIN					XA/2023		
921 BLANCHARD RIVER MAINT					XA/2023		



995 N DETROIT ST 43326

Neighborhood: 3610
Code: .9000
Dwl/Gar/NC%

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True	
1 RESTAURAN		FtxFt	Area	Cond	Value	Dpr	Dpr	Value	
2 Paving			8943	83.50	C	1950GD	746740	.20	597390
			48000	1.50	C	1989AV	72000	.80	14400
site value	acres/	effective	depth	actual	effective	extended	true		
site value	frontage	frontage	depth	factor	rate	value	value		
	1.0000					30000	30000		
	1.3200					29700	29700		