PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-800009.0000 COM
YY03 2026

sale

2023 SUEMAR REALTY INC	2022-04-22	
2024 SUEMAR REALTY INC	2022-04-22	
2025 SUEMAR REALTY INC	2022-04-22	
2026 SUEMAR REALTY INC	2022-04-22 PT S 1/4 SW 1/4 28	2.32A
995 N DETROIT ST	1WD	
	$600,000	
KENTON OH 43326		

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

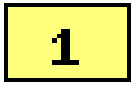
Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	430	430	430	430	430	430	430
Acres	2.3200	2.3200	2.3200	2.3200			
Land100%	59710	59710	59710	59710	59710	71630	71640
Bldg100%	611800	611800	611800	611800	611800	734140	734150
Totl100%	671510t	671510t	671510t	671510t	671510t	805770t	805790t
Cauv100%							
Tax Value:							
Land 35%	20900	20900	20900	20900	20900	25070	25070
Bldg 35%	214130	214130	214130	214130	214130	256950	256950
Totl 35%	235030t	235030t	235030t	235030t	235030t	282020t	282030t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	12686.02	13271.68	13202.30	13202.30			
Sp-Asmnt	750.00	738.00	741.00	741.00			

368000100000
368000110000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
192	1	2022-04-22	SUEMAR REALTY INC	1WD	600000	59710	559970
331	1	1989-04-28		1WD	170000	0	128910

Year	Land	Bldg	Total	Net Tax
2022	20900	195990	216890	12460.66
2021	20900	195990	216890	12548.76

p r o j e c t		ben acres	/ %	factor
500 HARDIN COUNTY LANDFILL	XA/2025			
131 BLANCHARD RIVER MAINT	XA/2025			
235 KELLOGG #983 - BLANCHARD	XA/2025			
921 BLANCHARD RIVER MAINT	XA/2023			
336 DULIN #1099 - BLANCHARD MAIN	XA/2025			



995 N DETROIT ST 43326

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	RESTAURAN			8943	100.20	C	1950GD	746740	.20		716870
2	Paving			48000	1.80	C	1989AV	72000	.80		17280

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	1.0000						30000	36000
site value	1.3200						29700	35640

Call Back: Sign: PSN Date: 2015-02-06 Lister: 36-800009.0000-v082020R