

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-440001.0000
I35

COM
2025

sale

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

2022	HEILMAN RENTAL PROPER	2021-06-11						
2023	HEILMAN RENTAL PROPER	2021-06-11						
2024	HEILMAN RENTAL PROPER	2021-06-11						
2025	HEILMAN RENTAL PROPERTI	2021-06-11	CASTORS & PT VAC EAST ST					
	950 KING ST		1WD LOT 1-2 E PT 3 10					
	KENTON OH 43326				\$315,000			

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	401	401	401	401	401
Acres	.8300	.8300	.8300	.8300	
Land100%	24910	24910	24910	24910	24900
Bldg100%	169770	248800	248800	248800	248790
Totl100%	194690t	273710t	273710t	273710t	273690t
Cauvl00%					
Tax Value:					
Land 35%	8720	8720	8720	8720	8720
Bldg 35%	59420	87080	87080	87080	87080
Totl 35%	68140t	95800t	95800t	95800t	95790t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	3914.74	5170.92	5409.64	5381.36	
Sp-Asmnt	238.52	199.59	211.66	211.66	

ALSO HAS ADDRESS OF LINCOLN CIRCLE
364400020000
364400030000
364400100000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
248	1	2021-06-11	HEILMAN RENTAL PROPERTIES	1WD	315000	24910	169770
190	1	2017-04-28	RAMGE RENTALS LLC	1WD	268800	24910	170060
148	1	2001-03-30	MANN'S BRAD G & LAURIE R	1WD	315000	20400	186710
53	2	1999-02-04	JORDAN TODD J & VONDA	1WD	310000	17510	144710
97	0	1986-02-12		1WD *	0	0	132710

Year	Land	Bldg	Total	Net Tax
2021	8720	59420	68140	3942.44
2020	8720	59420	68140	3524.36

Project
902 MAIN DISTRICT CONSERVANCY XA/2025
500 HARDIN COUNTY LANDFILL XA/2025
ben acres / % factor



950 KING 43326

Neighborhood:
Code: 3620
Dwl/Gar/NC% 1.1200

Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 APTS			7350	61.32	C	1972GD	450700	.45		247890
2 Paving			3000	1.50	C	1972AV	4500	.80		900
site value		acres/ frontage	effective frontage	depth	actual depth	effective rate	extended value			true value
		.8300								24900

Call Back: Sign: PSN Date: 2015-02-25 Lister: 36-440001.0000-v082020R