PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-440001.0000 COM
I35 2026

sale

2023 HEILMAN RENTAL PROPER	2021-06-11	
2024 HEILMAN RENTAL PROPER	2021-06-11	
2025 HEILMAN RENTAL PROPER	2021-06-11	
2026 HEILMAN RENTAL PROPERTI	2021-06-11	CASTORS & PT VAC EAST ST
950 KING ST	1WD	LOT 1-2 E PT 3 10
	$315,000	
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	401	401	401	401	401	401	401
Acres	.8300	.8300	.8300	.8300			
Land100%	24910	24910	24910	24910	24910	29890	29880
Bldg100%	248800	248800	248800	248800	248800	298540	298550
Totl100%	273710t	273710t	273710t	273710t	273710t	328430t	328430t
Cauv100%							
Tax Value:							
Land 35%	8720	8720	8720	8720	8720	10460	10460
Bldg 35%	87080	87080	87080	87080	87080	104490	104490
Totl 35%	95800t	95800t	95800t	95800t	95800t	114950t	114950t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	5170.92	5409.64	5381.36	5381.36			
Sp-Asmnt	199.59	211.66	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	MANNS 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		*	0	0	132710

Year	Land	Bldg	Total	Net Tax
2022	8720	59420	68140	3914.74
2021	8720	59420	68140	3942.44

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

1

950 KING 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	APTS			7350	73.58	C	1972GD	450700	.45		297470
2	Paving			3000	1.80	C	1972AV	4500	.80		1080

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	.8300							29880

Call Back: Sign: PSN Date: 2015-02-25 Lister: