

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-530053.0000
AA19

COM
2025

sale

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

2022 REALTY INCOME PROPERT	2017-01-03
2023 REALTY INCOME PROPERT	2017-01-03
2024 REALTY INCOME PROPERT	2017-01-03
2025 REALTY INCOME PROPERTIE	2017-01-03 PT N PT W1/2 E1/2 NW1/4
1003 E COLUMBUS ST	1WD .734A
KENTON OH 43326	\$1,165,990

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	435	435	435	435	435
Acres	.7340	.7340	.7340	.7340	
Land100%	25540	25540	25540	25540	25550
Bldg100%	259460	284000	284000	284000	284970
Totl100%	285000t	309540t	309540t	309540t	310520t
Cauv100%					
Tax Value:					
Land 35%	8940	8940	8940	8940	8940
Bldg 35%	90810	99400	99400	99400	99740
Totl 35%	99750t	108340t	108340t	108340t	108680t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	5730.80	5847.78	6117.74	6085.76	
Sp-Asmnt	487.24	497.78	520.14	517.13	

2016 n/c remodelis complete as of 2-17-2015 adjust values/depreciation

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
2	1	2017-01-03	REALTY INCOME PROPERTIES	1WD	1165990	25540	261940
368	1	2013-07-25	PROFESSIONAL INVESTMENTS	1WD	700000	25540	234230
958	1	1994-10-19	HARRISON PROPERTIES INC	1WD *	165000	0	0
957	1	1994-10-19	HARRISON PROPERTIES INC	1WD	165000	0	0

Year	Land	Bldg	Total	Net Tax
2021	8940	90810	99750	5771.32
2020				5159.30

project

ben acres	/	%	factor
500 HARDIN COUNTY LANDFILL			XA/2025
902 MAIN DISTRICT CONSERVANCY			XA/2025
275 CEMETERY #927 - SCIOTO RIVER			XA/2025

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1003 E COLUMBUS ST 43326

Neighborhood:
Code: 3650

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
		FtxFt	Area	Cond	Value	Dpr	Dpr	Value
1 FASTFOOD			2340 130.30	C	1994GD 304900	.10		274410
2 Paving			16000 1.50	C	1994AV 24000	.60		9600
3 Shed		8X10	80		2023AV 960			960

site value	acres/ frontage	effective frontage	depth	actual depth factor	effective rate	extended value	true value
	.7340						25550