

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-530067.0000
AA26

COM
2025

sale

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

2022 WAL-MART REAL ESTATE	2004-05-04
2023 WAL-MART REAL ESTATE	2004-05-04
2024 WAL-MART REAL ESTATE	2004-05-04
2025 WAL-MART REAL ESTATE BU	2004-05-04 PT NW4 NE4 26.987A
1241 E COLUMBUS ST	1WD SEE PARCEL 36-530067.01
KENTON OH 43326	\$271,505 FOR REST OF SPECIAL ASSES

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	422	422	422	422	422
Acres	26.9870	26.9870	26.9870	26.9870	457310
Land100%	457310	457310	457310	457310	457310
Bldg100%	4061970	4082400	4118940	4118940	4118930
Totl100%	4519290t	4539710t	4576260t	4576260t	4576240t
Cauv100%					
Tax Value:					
Land 35%	160060	160060	160060	160060	160060
Bldg 35%	1421690	1428840	1441630	1441630	1441630
Totl 35%	1581750t	1588900t	1601690t	1601690t	1601680t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	90873.94	85762.76	90444.26	89971.40	
Sp-Asmnt	800.44	815.29	924.35	927.35	

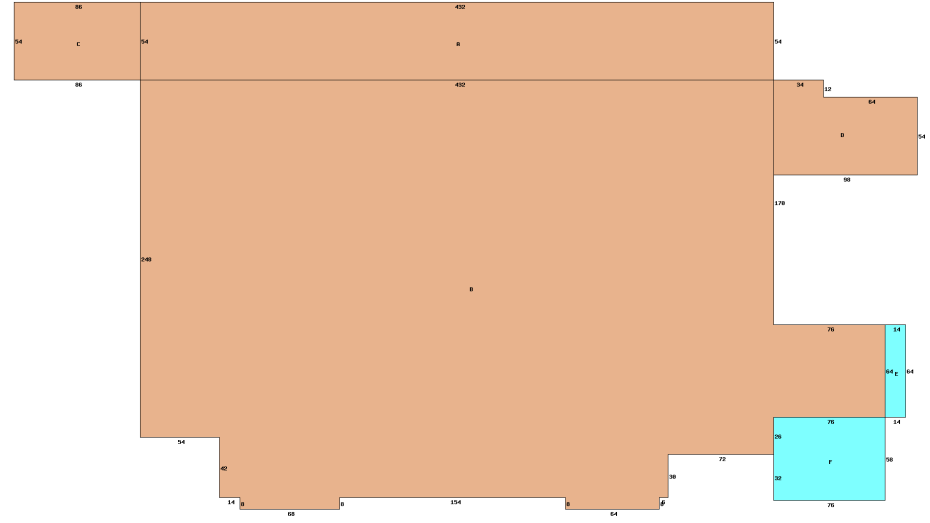
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	
16'	*WHSE	C		23328		a OTHER
22'	*RETA	C		0	126772	b OTHER
	*TRCK	C		0		c OTHER
20'	*LUBE	C		5700		d OTHER

acreage change per engineer's office
4-23-2015 VALUE WAS ADJUSTED BY BTA FOR 4,527,600 THEN A 2014 BOR WAS FILED
BUT WAS WITHDRAWN AND AN AGREEMENT WAS MADE TO KEEP THIS VALUE FOR TAX YEARS
2014 THRU 2016.

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
243	1	2004-05-04	WAL-MART REAL ESTATE BUS	1WD	271505	56800	0
1129	1	1992-12-10		1WD *	90000	0	37110

Year	Land	Bldg	Total	Net Tax
2021	160060	1421690	1581750	91516.56
2020	160060	1421690	1581750	81811.88

Project	ben acres	%	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
131 BLANCHARD RIVER MAINT			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
235 KELLOGG #983 - BLANCHARD			XA/2025
254 WARD #1013 SCIOTO RIVER MAIN			XA/2025
921 BLANCHARD RIVER MAINT			XA/2023
306 BLOOM #1043 - BLANCHARD			XA/2025



1241 E COLUMBUS ST 43326

Occupancy 0 Vacant Land
B 1 2 U A
PUB ELECTRIC
PRIV WATER
PRIV SEWER
PUB PAVED ST/RD
Neighborhood: Code: 3650

Bldg Type	SHB+Cons	DixHt	PtxFt	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 WALMART	*			0	29.31	C	2005AV	4566500	.20	.03	3543600
2 CNP/PAT		14X64		896	12.00	C	2005AV	10750	.40		6450
3 GRNHOUSE				4408	2.40	C	2005AV	10580	.40		6350
4 TRUCKWELL				4644	12.00	C	2005AV	55730	.40		33440
5 FENCE 6'				770	11.75	C	2005AV	9050	.40		5430
6 Paving	* ASHP 3			100		C	2005AV	360000	.40		216000
7 FENCE 12'				198	21.20	C	2005AV	4200	.40		2520
8 Paving	CON			10000	1.00	C	2005AV	10000	.40		6000
9 SPRINKLER	* 1558			0	2.40	C	2005AV	373920	.20		299140
acres/ frontage		effective		depth	actual		effective	extended			true
site value		7.1470		frontage	depth	factor	rate	value			value
road		.1200						250250			250250
site value		19.7200						207060			207060