PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-530067.0000 COM
AA26 2026

sale

2023 WAL-MART REAL ESTATE	2004-05-04	
2024 WAL-MART REAL ESTATE	2004-05-04	
2025 WAL-MART REAL ESTATE	2004-05-04	
2026 WAL-MART REAL ESTATE BU	2004-05-04	PT NW4 NE4 26.987A
1241 E COLUMBUS ST	1WD	SEE PARCEL 36-530067.01
	$271,505	FOR REST OF SPECIAL ASSES
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	422	422	422	422	422	422	422
Acres	26.9870	26.9870	26.9870	26.9870			
Land100%	457310	457310	457310	457310	457310	548770	548770
Bldg100%	4082400	4118940	4118940	4118940	4118940	4942710	4942710
Totl100%	4539710t	4576260t	4576260t	4576260t	4576260t	5491490t	5491480t
Cauv100%							
Tax Value:							
Land 35%	160060	160060	160060	160060	160060	192070	192070
Bldg 35%	1428840	1441630	1441630	1441630	1441630	1729950	1729950
Totl 35%	1588900t	1601690t	1601690t	1601690t	1601690t	1922020t	1922020t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	85762.76	90444.26	89971.40	89971.40			
Sp-Asmnt	815.29	924.35	927.35	927.35			

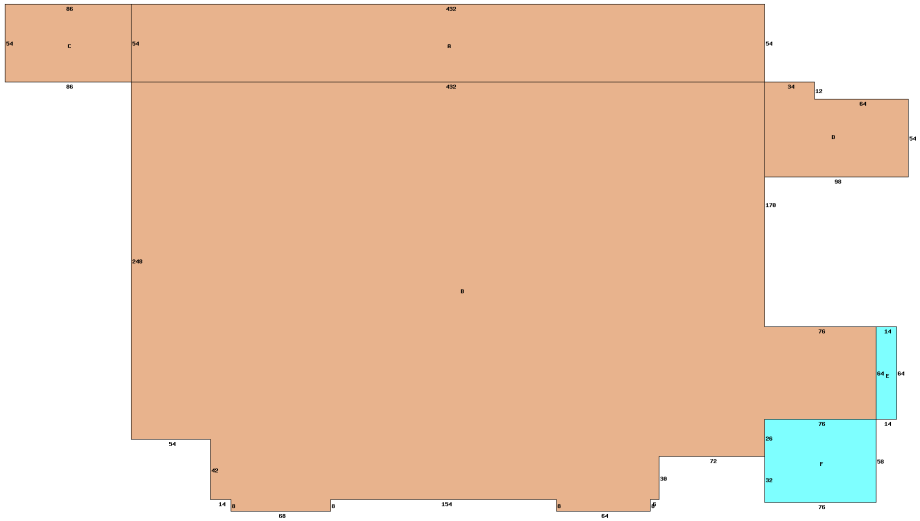
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
16'	*WHSE	C		23328		a	OTHER
22'	*RETA	C		0	126772	b	OTHER
	*TRCK	C		0		c	OTHER
20'	*LUBE	C		5700		d	OTHER

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BUT WAS WITHDRAWN AND AN AGREEMENT WAS MADE TO KEEP THIS VALUE FOR TAX YEARS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:bldg
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
2022	160060	1421690	1581750	90873.94
2021	160060	1421690	1581750	91516.56

p r o j e c t		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: 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	WALMART	*		0	29.31	C	2005AV	4566500	.20	.03	4252320
2	CNP/PAT		14X64	896	14.40	C	2005AV	12900	.40		7740
3	GRNHOUSE			4408	2.88	C	2005AV	12700	.40		7620
4	TRUCKWELL			4644	14.40	C	2005AV	66870	.40		40120
5	FENCE 6'			770	14.10	C	2005AV	10860	.40		6520
6	Paving	* ASHP 3		100		C	2005AV	360000	.40		259200
7	FENCE 12'			198	25.44	C	2005AV	5040	.40		3020
8	Paving	CON		10000	1.20	C	2005AV	12000	.40		7200
9	SPRINKLER	* 1558		0	2.40	C	2005AV	373920	.20		358970

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	7.1470						250250	300300
road	.1200							
site value	19.7200						207060	248470

Call Back: Sign: PSN Date: 2015-02-18 Lister: 36-530067.0000-v082020R