PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-530072.0000 COM
AA21 2025

sale

2022 BROADVIEW PROPERTY PA	2014-06-27	
2023 BROADVIEW PROPERTY PA	2014-06-27	
2024 BROADVIEW PROPERTY PA	2014-06-27	
2025 BROADVIEW PROPERTY PART	2014-06-27 PT W PT NE4 S34 1.193A	
1207 E COLUMBUS ST	2WD	
	$970,000	
KENTON OH 43326		

Orig Tax Year 2006
Parent: 33-340070.0000

Eff Rate: 57.45 53.98 56.47 56.17 a/r

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	442	442	442	442	442
Acres	1.1930	1.1930	1.1930	1.1930	
Land100%	40660	40660	40660	40660	40650
Bldg100%	383770	407310	407310	407310	407310
Totl100%	424430t	447970t	447970t	447970t	447960t
Cauv100%					
Tax Value:					
Land 35%	14230	14230	14230	14230	14230
Bldg 35%	134320	142560	142560	142560	142560
Totl 35%	148550t	156790t	156790t	156790t	156790t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	8534.42	8462.92	8853.62	8807.32	
Sp-Asmnt	493.52	492.80	523.16	523.16	

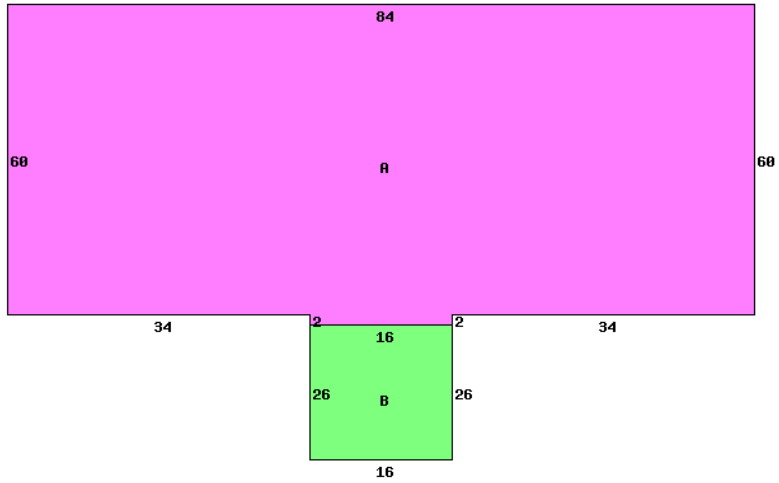
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F	M		5072		a	*MAIN
	CAN	P		416	3330	b	PORCH

DAVITA DIALYSIS

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
277	2	2014-06-27	BROADVIEW PROP	1WD	970000	40660	256000
500	6	2005-12-22	RLG KENTON LTD & GCG KEN	6 *	0	0	0

Year	Land	Bldg	Total	Net Tax
2021	14230	134320	148550	8594.78
2020	14230	134320	148550	7683.36

project			ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025			
254	WARD #1013 SCIOTO RIVER MAIN	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			



1207 E COLUMBUS ST 43326

Occupancy 9 Outbuildings

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height				
Floor Level	Main	FRAME	5072	295290
	Subtotal			295290

B 1 2 U A

Heating	-6040
Plumbing	-3800
Extra Features	3330
Total Value	288780
PUB PAVED ST/RD	
Neighborhood:	
Code:	3650

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	MED OFFIC			5072	89.91	C	2012AV	456020	.15		387620
2	Paving			17500	1.50	C	2013AV	26250	.25		19690

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	1.0030							35000
site value	.1900							5650

Call Back: Sign: PSN Date: 2015-02-18 Lister: 36-530072.0000-v082020R