PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-570008.0000 COM
K06 2025

sale

2022	CAPITAL GROUP INVESTM	2005-09-15
2023	CAPITAL GROUP INVESTM	2005-09-15
2024	CAPITAL GROUP INVESTM	2005-09-15
2025	CAPITAL GROUP INVESTMEN	2005-09-15 HOUSERS E PT OL 6
	507 & 517 E COLUMBUS ST	3WD
		$245,000
	KENTON OH 43326	

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

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	420	420	420	420	430
Acres					
Land100%	37600	44740	44740	44740	44750
Bldg100%	111940	102660	102660	102660	102670
Totl100%	149540t	147400t	147400t	147400t	147420t
Cauv100%					
Tax Value:					
Land 35%	13160	15660	15660	15660	15660
Bldg 35%	39180	35930	35930	35930	35930
Totl 35%	52340t	51590t	51590t	51590t	51600t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	3007.02	2784.62	2913.18	2897.96	
Sp-Asmnt	247.96	247.96	258.32	258.32	

Borns Tire Service and Jolene's restaurant
365700090000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
621	3	2005-09-15	CAPITAL GROUP INVESTMENT	3WD	245000	31340	108970
509	7	1996-11-13	PORTER JOHN E JR	7CT *	0	37600	118310
1079	0	1986-12-31		*	152000	0	147310

Year	Land	Bldg	Total	Net Tax
2021	13160	39180	52340	3028.26
2020	13160	39180	52340	2707.14

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			

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3

507 E COLUMBUS 43326

PUB SIDEWALK

Neighborhood:
Code: 3630
Dwl/Gar/NC% 1.0500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	RESTAURAN			2520	73.24	C	1970AV	184570	.75		46140
2	Paving			14250	1.50	C	1986AV	21380	.85		3210
3	SERV STAT			3444	44.23	C	1972FR	152330	.65		53320

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		179.00	150	100	250	250	44750	44750

Call Back: Sign: PSN Date: 2015-12-01 Lister: 36-570008.0000-v082020R