

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-570011.0000
K08

RES
2025

sale

Eff Rate:- 50.59 — 44.66 — 47.03 — 46.74 — a/r

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	MUNSONS E PT 1
535 E COLUMBUS ST	3WD	
KENTON OH 43326	\$245,000	

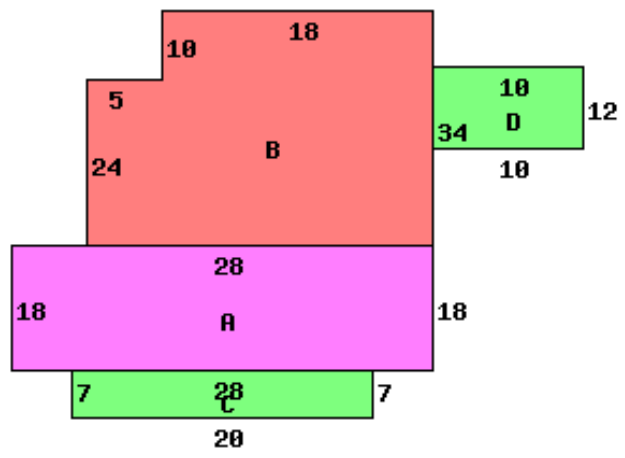
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	5830	7710	7710	7710	7720
Bldg100%	39060	58740	58740	58740	58750
Totl100%	44890t	66460t	66460t	66460t	66470t
Cauv100%					
Tax Value:					
Land 35%	2040	2700	2700	2700	2700
Bldg 35%	13670	20560	20560	20560	20560
Totl 35%	15710t	23260t	23260t	23260t	23260t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	733.86	956.36	1011.74	1005.08	
Sp-Asmnt	20.75	20.75	29.55	91.60	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		504		a	*MAIN
1	F/C	A		732		b	ADDTN
	OP	P		140	4200	c	PORCH
	DK	P		120	1800	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
621	3	2005-09-15	CAPITAL GROUP INVESTMENT	3WD	245000	6890	23230
509	7	1996-11-13	PORTER JOHN E JR	7CT *	0	6460	14860
1060	1	1991-12-20		1WD	20000	0	23830

Year	Land	Bldg	Total	Net Tax
2021	2040	13670	15710	736.54
2020	2040	13670	15710	639.74

project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
539 DELO WATER - KENTON CORP			XA/2025
540 DELO SEWER - KENTON CORP			XA/2025
642 TRASH-KENTON CITY			XA/2025



535 E COLUMBUS ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1H	Sq-Ft	Value
Floor Level	1236	105830
Main	FRAME	
Part Upper	FRAME	504 26320
Subtotal		132150
Shingle	Roof	GABLE
B 1 2 U A		
Panelled Wall	X X	Extra Features 6000
Floor/Hardwood	X	Total Value 138150
Floor/Pine	X	
Number of Rooms	5 2	PUB PAVED ST/RD
Bedrooms	2	PUB SIDEWALK
Central Heat	A	Neighborhood:
FORCED AIR		Code: 3630
Plumbing		Dwl/Gar/NC% 1.0500
Standard	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1H F/C	FtxFt	Area	Grade	Cond	Dpr	Dpr	Value
		1740		C-	OLD/AV	.55		58750
front lot	75.0000	75.00	98	80	140	112	8400	7560 Excess Fro
rear lot	10.0000	10.00	41	16	100	16	160	160