PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-570066.0000 COM
K07 2026

sale

2023 CAPITAL GROUP INVESTM	2005-09-15	
2024 CAPITAL GROUP INVESTM	2005-09-15	
2025 CAPITAL GROUP INVESTM	2005-09-15	
2026 CAPITAL GROUP INVESTMEN	2005-09-15	MUNSONS W SIDE 1
E COLUMBUS ST	3WD	
	$245,000	

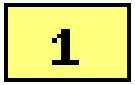
Eff Rate: – 53.98 — 56.47 — 56.17 — 56.17 — a/r

Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	456	456	456	456	456	456	456
Acres							
Land100%	2000	2000	2000	2000	2000	2400	2400
Bldg100%	170	170	170	170	170	200	190
Totl100%	2170t	2170t	2170t	2170t	2170t	2600t	2590t
Cauv100%							
Tax Value:							
Land 35%	700	700	700	700	700	840	840
Bldg 35%	60	60	60	60	60	70	70
Totl 35%	760t	760t	760t	760t	760t	910t	910t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	41.02	42.92	42.70	42.70			
Sp-Asmnt	2.04	6.18	6.18	6.18			

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
621	3	2005-09-15	CAPITAL GROUP INVESTMENT	3WD	245000	1370	260
509	7	1996-11-13	PORTER JOHN E JR	7CT *	0	1400	600
1060	1	1991-12-20		1WD	20000	0	1910

Year	Land	Bldg	Total	Net Tax
2022	590	70	660	37.92
2021	590	70	660	38.20

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			



E COLUMBUS

PUB SIDEWALK

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	Paving			530	1.80	C	1970FR	800	.80		190

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		10.00	97	80	250	200	2000	2400

Call Back: Sign: PSN Date: 2015-12-01 Lister: 36-570066.0000-v082020R