

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-620072.0000
R94

RES
2023

sale

Eff Rate:- 44.63 — 50.76 — 50.59 — 44.66 — a/r

2020 COOK TIM	2009-12-10
2021 COOK TIM	2009-12-10
2022 GULF COAST PARTNERS L	2021-11-08
2023 CAPGROW HOLDINGS JV SUB	2022-11-21
603 SUMMIT ST	CARYS E 64
	LWD SEE PCL 36-620072.01 FOR
	\$106,000 REST OF SPECIAL ASSESSMEN
	07.1-05-62-072
KENTON OH 43326	

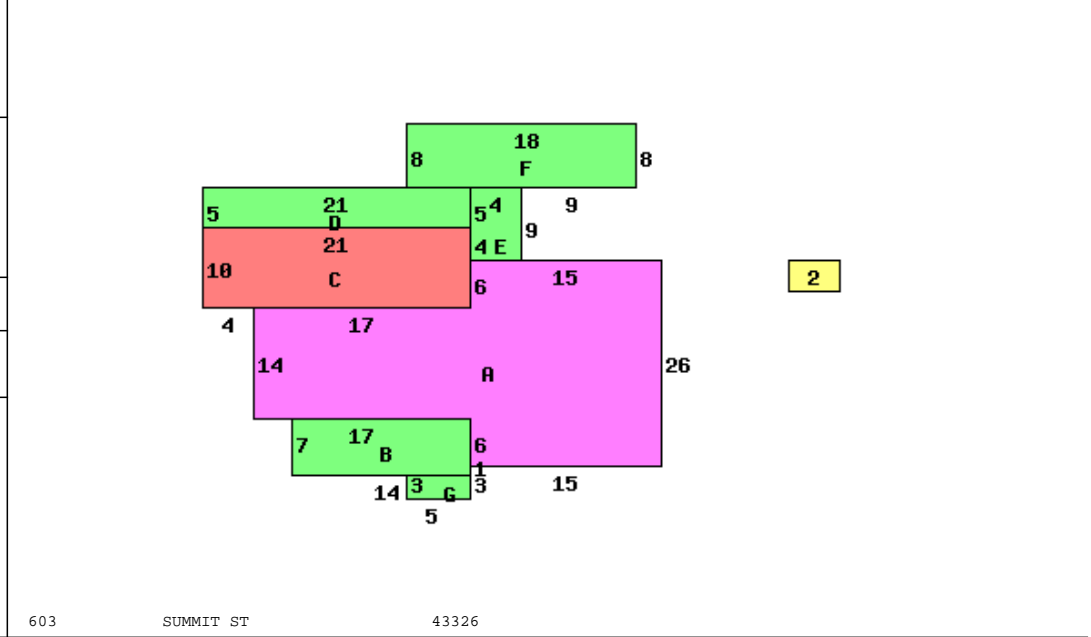
Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	5860	5860	5860	7800	7800
Bldg100%	94000	94000	94000	103970	103970
Totl100%	99860t	99860t	99860t	111770t	111770t
Cauvl00%					
Tax Value:					
Land 35%	2050	2050	2050	2730	2730
Bldg 35%	32900	32900	32900	36390	36390
Totl 35%	34950t	34950t	34950t	39120t	39120t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1423.24	1638.58	1632.64	1608.48	
Sp-Asmnt	194.12	21.00	21.00	25.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F	M		628		a	*MAIN
	OFF	P		98	2940	b	PORCH
1	F/C	A		210		c	ADDTN
	EFF	P		105	4200	d	PORCH
	RFX	P		36	360	e	PORCH
	PAT	P		144	430	f	PORCH
	STP	P		15	60	g	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
597	1	2022-11-21	CAPGROW HOLDINGS JV SUB I	LWD	106000	5860	94000
599	1	2021-11-08	GULF COAST PARTNERS LLC	LWD	95000	5860	94000
560	1	2009-12-10	COOK TIM	LWD *	24000	8600	56540
559	1	2009-12-10	HUNTINGTON NATIONAL BANK	LQC *	36667	8600	56540
193	1	2009-06-03	FANNIE MAE	LSH *	36667	8600	56540
692	1	2006-11-14	VERMILLION LAURA A	LSL	70000	8110	53890
526	1	2002-09-30	WREN BILLY L & PEGGY A	LWD	30000	7400	46290
553	1	1999-09-29	JONES SR ALVIN T	LQC *	0	6710	32770
436	1	1999-07-29	JONES BARBARA A	LQC *	0	6710	32770
49	1	1990-01-24		LUN *	0	0	32510

Year	Land	Bldg	Total	Net Tax
2019	1950	26780	28730	1131.34
2018				1132.50

project	ben acres	%	factor
131 BLANCHARD RIVER MAINT			XA/2023
500 HARDIN COUNTY LANDFILL			XA/2023
921 BLANCHARD RIVER MAINT			XA/2023



603 SUMMIT ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	838 99290
	Full Upper	FRAME	628 50360
	Basement		628 11910
	Subtotal		161560
Shingle	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	P D	Air Conditioning	2720
Unfinished Wall	X	Extra Features	7990
Floor/Pine	X X	Total Value	172270
Number of Rooms	1 3 3		
Bedrooms	3	PUB SIDEWALK	
Central Heat	A	Neighborhood:	
GRAV AIR		Code:	3630
Central A/C	A	Dwl/Gar/NC%	1.0500
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 B F	24X26	1466	624	C	OLD/GD		172270	.40	.10	97680
2 Garage					C	1960GD		14980	.60		6290
front lot	acres/	effective	depth	actual	effective	extended	true				
	frontage	frontage	depth	factor	rate	value	value				
	60.0000	60.00	130	93	140	7800	7800				