

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-620072.0000
R94

RES
2025

sale

2022 GULF COAST PARTNERS L	2021-11-08
2023 CAPGROW HOLDINGS JV S	2022-11-21
2024 CAPGROW HOLDINGS JV S	2022-11-21
2025 CAPGROW HOLDINGS JV SUB	2022-11-21
603 SUMMIT ST	2022-11-21 CARYS E 64
KENTON OH 43326	1WD SEE PCL 36-620072.01 FOR REST OF SPECIAL ASSESSMEN
	\$106,000

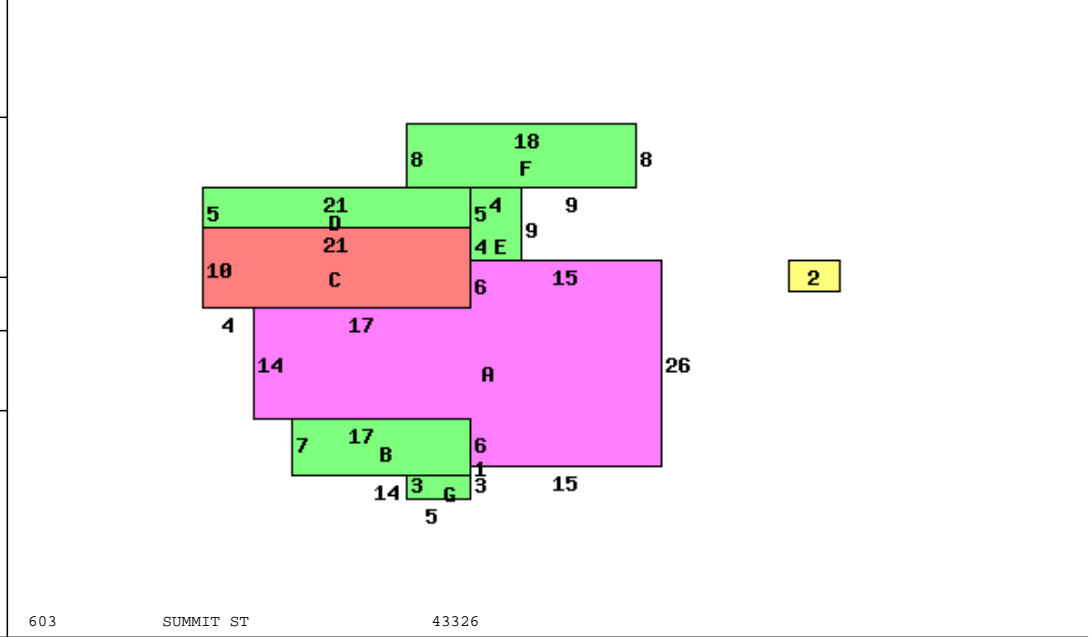
Eff Rate:-	50.59	44.66	47.03	46.74	a/r
Tax Year	2022	2023	2024	2025	2025
Prop Cls	510	510	510	510	510
Acres					
Land100%	5860	7800	7800	7800	7800
Bldg100%	94000	103970	103970	103970	103970
Totl100%	99860t	111770t	111770t	111770t	111770t
Cauvl00%					
Tax Value:					
Land 35%	2050	2730	2730	2730	2730
Bldg 35%	32900	36390	36390	36390	36390
Totl 35%	34950t	39120t	39120t	39120t	39120t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1632.64	1608.48	1701.60	1690.40	1690.40
Sp-Asmnt	21.00	25.00	21.00	24.00	

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

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

Year	Land	Bldg	Total	Net Tax
2021	2050	32900	34950	1638.58
2020	2050	32900	34950	1423.24

project	ben acres	/	%	factor
131 BLANCHARD RIVER MAINT				XA/2025
500 HARDIN COUNTY LANDFILL				XA/2025
921 BLANCHARD RIVER MAINT				XA/2023
235 KELLOGG #983 - BLANCHARD				XA/2025



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	
Plaster/Drywall	B 1 2 U A		
Unfinished Wall	P D	Air Conditioning	2720
Floor/Pine	X	Extra Features	7990
Number of Rooms	X X	Total Value	172270
Bedrooms	1 3 3		
	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	DixFt	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F	24X26	1466		C	OLD/GD	172270	.40	.10	97680
2 Garage			624		C	1960GD	14980	.60		6290
front lot	acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value	true value			
	60.0000	60.00	130	93	140	7800	7800			