PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-620072.0000 RES
R94 2026

sale

2023 CAPGROW HOLDINGS JV S	2022-11-21	
2024 CAPGROW HOLDINGS JV S	2022-11-21	
2025 CAPGROW HOLDINGS JV S	2022-11-21	
2026 CAPGROW HOLDINGS JV SUB	2022-11-21 CARYS E 64	
603 SUMMIT ST	1WD	SEE PCL 36-620072.01 FOR
	$106,000	REST OF SPECIAL ASSESSMEN
KENTON OH 43326		

Eff Rate: – 44.66 — 47.03 — 46.74 — 46.74 — a/r

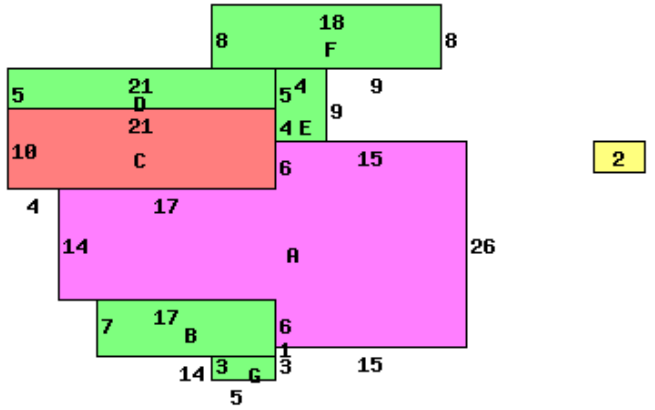
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7800	7800	7800	7800		7800	9000	9000
Bldg100%	103970	103970	103970	103970		103970	143570	143580
Totl100%	111770t	111770t	111770t	111770t		111770t	152570t	152580t
Cauv100%								
Tax Value:								
Land 35%	2730	2730	2730	2730		2730	3150	3150
Bldg 35%	36390	36390	36390	36390		36390	50250	50250
Totl 35%	39120t	39120t	39120t	39120t		39120t	53400t	53400t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1608.48	1701.60	1690.40	1690.40	1690.40			
Sp-Asmnt	25.00	21.00	24.00	24.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		628		a	*MAIN
	OFP	P		98	2940	b	PORCH
1	F/C	A		210		c	ADDTN
	EFP	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	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
2022	2050	32900	34950	1632.64
2021	2050	32900	34950	1638.58

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

			Sq-Ft	Value
Story Height 2				
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%	1.4500
Plumbing			
Standard	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B F		1466		C	OLD/GD	172270	.40	.10	134890
2	Garage		24X26	624		C	1960GD	14980	.60		8690

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	60.0000	60.00	130	93	161	150	9000	9000

Call Back: Sign: PSN Date: 2015-01-12 Lister:

36-620072.0000-v082020R