

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-750001.0000
S05

COM
2025

sale

Eff Rate:- 50.59 — 44.66 — 47.03 — 56.17 — a/r

2022 MILLER KEVIN A	2017-06-27	
2023 MILLER KEVIN A	2017-06-27	
2024 MILLER KEVIN A	2017-06-27	
2025 MILLER KEVIN A	2017-06-27	
2025 MILLER KEVIN A	2017-06-27	RESCH MUSGRAVE ALL 1 PT 1
825 E COLUMBUS ST	1WD	1 1-11 SEE 36-750001.01
KENTON OH 43326	\$100,000	FOR REST OF SPECIAL ASSES

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	447
Acres					
Land100%	13890	18510	18510	18510	18520
Bldg100%	91000	109430	109430	109430	109420
Totl100%	104890t	127940t	127940t	127940t	127940t
Cauv100%					
Tax Value:					
Land 35%	4860	6480	6480	6480	6480
Bldg 35%	31850	38300	38300	38300	38300
Totl 35%	36710t	44780t	44780t	44780t	44780t
Hmstd35%					
Owner Oc					
Hmstd RB	1714.84	1841.20	1947.80	1934.96	
Net Tax					
Sp-Asmnt	33.61	35.11	47.25	50.25	

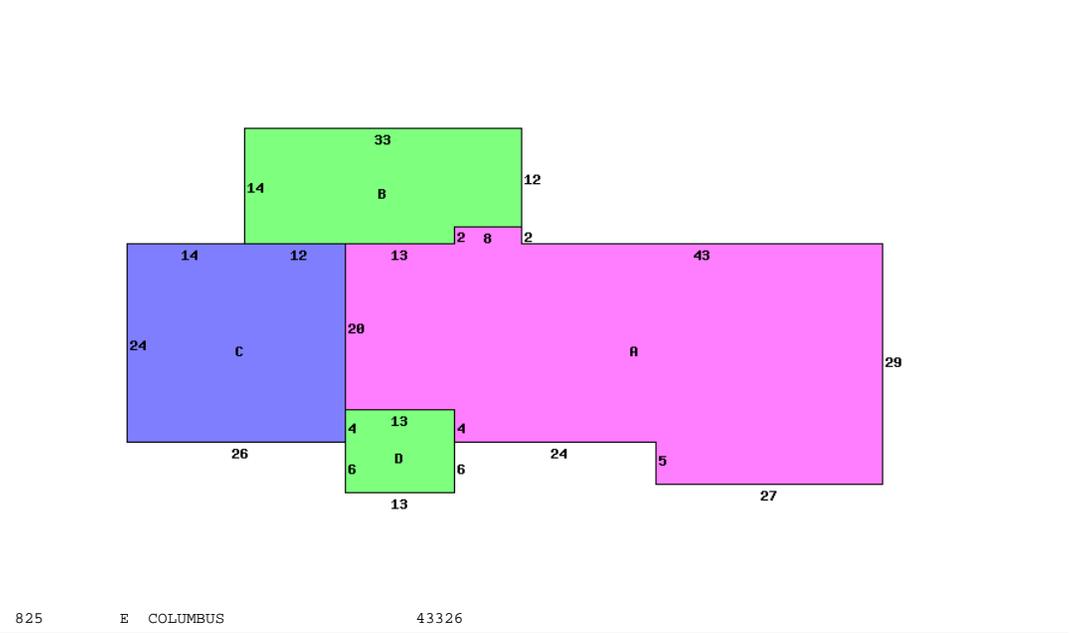
2026 5417 PROPERTIES LLC	2025-01-21	
825 E COLUMBUS ST	1QC	
KENTON OH 43326		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1635			
	PAT	P		446	1340	b	PORCH
	F2	G		624	14980	c	GRAGE
	OP	P		130	3900	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
36	1	2025-01-21	5417 PROPERTIES LLC	1QC *	0	18510	109430
304	1	2017-06-27	MILLER KEVIN A	1WD	100000	18770	72170
323	1	1996-08-21	TOMKO MARGARET A	1QC *	0	26510	45910

Year	Land	Bldg	Total	Net Tax
2021	4860	31850	36710	1721.08
2020	4860	31850	36710	1494.92

p r o j e c t		ben acres	/ %	factor
921	BLANCHARD RIVER MAINT			XA/2023
131	BLANCHARD RIVER MAINT			XA/2025
500	HARDIN COUNTY LANDFILL			XA/2025
235	KELLOGG #983 - BLANCHARD			XA/2025
902	MAIN DISTRICT CONSERVANCY			XA/2025
306	BLOOM #1043 - BLANCHARD			XA/2025
349	OSBORN-BLANCHARD RIVER			XA/2025



825 E COLUMBUS 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	1635	125440
Shingle	125440	
Plaster/Drywall	X	Fireplaces 2000
Floor/Hardwood	X	Air Conditioning 2910
Floor/Carpet	X	Plumbing 1400
Number of Rooms	6	Garages and Carports 14980
Bedrooms	3	Extra Features 5240
		Total Value 151970
Fireplace		
Openings	1	PUB PAVED ST/RD
Stacks	1	
Central Heat	A	Neighborhood:
FORCED AIR		Code: 3630
Central A/C	A	Dwl/Gar/NC% 1.0500
Plumbing		
Standard	1	
Extra 2 Fixture	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Fnc	True
1 DWELLING	1 F/C	FtxFt	Area	Grade	Cond	Dpr Dpr	Value
		1635	1635	C	1954VG	151970	109420
front lot	acres/	effective	depth	depth	effective	extended	true
	frontage	frontage	factor	actual	rate	value	value
		126.00	166	105	140	147	18520
							18520