

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-750002.0000
S09

COM
2025

sale

Eff Rate:- 57.45 — 53.98 — 56.47 — 56.17 — a/r

| | |
|------------------------------|-----------------------------|
| 2022 CIRCLE R CORPORATION | 2021-12-02 |
| 2023 CIRCLE R CORPORATION | 2021-12-02 |
| 2024 CIRCLE R CORPORATION | 2021-12-02 |
| 2025 CIRCLE R CORPORATION LL | 2021-12-02 RESCH MUSGRAVE 2 |
| 875 E COLUMBUS ST | 1WD |
| KENTON OH 43326 | \$100,000 |

| | | | | | |
|------------|---------|---------|---------|---------|---------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 442 | 442 | 442 | 442 | 442 |
| Acres | | | | | |
| Land100% | 51290 | 48830 | 48830 | 48830 | 48840 |
| Bldg100% | 84630 | 55860 | 55860 | 55860 | 55850 |
| Totl100% | 135910t | 104690t | 104690t | 104690t | 104690t |
| Cauvl00% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 17950 | 17090 | 17090 | 17090 | 17090 |
| Bldg 35% | 29620 | 19550 | 19550 | 19550 | 19550 |
| Totl 35% | 47570t | 36640t | 36640t | 36640t | 36640t |
| Hmstd35% | | | | | |
| Owner Oc | | | | | |
| Hmstd RB | | | | | |
| Net Tax | 2732.96 | 1977.70 | 2069.00 | 2058.16 | |
| Sp-Asmnt | 253.45 | 259.05 | 268.58 | 267.48 | |

| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:bldg |
|-------|----|------------|--------------------------|---------------|--------|---------|---------|
| 650 | 1 | 2021-12-02 | CIRCLE R CORPORATION LLC | 1WD | 100000 | 51290 | 84630 |
| 267 | 1 | 2008-05-29 | CLINE LIVINGSTON LTD | 1WD | 180000 | 39060 | 38310 |
| 539 | 1 | 2000-09-12 | SELLERS PROPERTIES LLC | 1WD | 130000 | 39060 | 37540 |
| 302 | 1 | 1990-04-19 | | 1UN * | 0 | 0 | 71830 |
| 301 | 1 | 1990-04-19 | | 1UN * | 0 | 0 | 71830 |

| Year | Land | Bldg | Total | Net Tax |
|------|-------|-------|-------|---------|
| 2021 | 17950 | 29620 | 47570 | 2752.28 |
| 2020 | 17950 | 29620 | 47570 | 2460.44 |

| project | ben acres | / | % | factor |
|----------------------------------|-----------|---|---|---------|
| 902 MAIN DISTRICT CONSERVANCY | | | | XA/2025 |
| 500 HARDIN COUNTY LANDFILL | | | | XA/2025 |
| 131 BLANCHARD RIVER MAINT | | | | XA/2025 |
| 921 BLANCHARD RIVER MAINT | | | | XA/2023 |
| 275 CEMETERY #927 - SCIOTO RIVER | | | | XA/2025 |
| 349 OSBORN-BLANCHARD RIVER | | | | XA/2025 |

1

875 E COLUMBUS 43326

Neighborhood: 3630
Code: 1.0500
Dwl/Gar/NC%

| Bldg Type | SHB+Cons | DixHt | Area | Unit Rate | Grade | Blt/Renov Cond | Replace Value | Phy Dpr | Fnc Dpr | True Value |
|-----------|-----------------|--------------------|-------|---------------|----------------|----------------|---------------|---------|---------|------------|
| 1 OFFICE | | 1402 | 70.37 | C | 1900AV | 98660 | .20 | .30 | 55250 | |
| 2 Paving | | 2400 | 1.25 | C | 1960AV | 3000 | .80 | | 600 | |
| front lot | acres/ frontage | effective frontage | depth | actual factor | effective rate | extended value | true value | | | |
| | | 111.00 | 117 | 88 | 500 | 440 | 48840 | | | 48840 |

Call Back: Sign: PSN Date: 2014-12-02 Lister: 36-750002.0000-v082020R