

PLEASANT TWP
KENTON CORP

00350

REAL PROPERTY RECORD

Hardin County, Ohio
Michael T. Bacon, Auditor

36-790005.0000
J32

COM
2025

sale

2022 KENTON HOTEL REAL EST
2023 KENTON HOTEL REAL EST
2024 KENTON HOTEL REAL EST
2025 KENTON HOTEL REAL ESTAT
902 E COLUMBUS ST
KENTON OH 43326

2016-10-17
2016-10-17
2016-10-17
2016-10-17 PT S1/2 SW1/4 LOT 34
1
\$675,000

Eff Rate:- 57.45 — 53.98 — 56.47 — 56.17 — a/r
Tax Year 2022 2023 2024 2025
Prop Cls 410 410 410 410
Acres 3.1300 3.1300 3.1300 3.1300
Land100% 72060 72060 72060 72060
Bldg100% 665460 714340 714340 714340
Totl100% 737510t 786400t 786400t 786400t
Cauv100%
Tax Value:
Land 35% 25220 25220 25220 25220
Bldg 35% 232910 250020 250020 250020
Totl 35% 258130t 275240t 275240t 275240t
Hmstd35%
Owner 0c
Hmstd RB
Net Tax 14829.96 14856.40 15542.26 15461.00
Sp-Asmnt 776.24 779.64 789.36 788.96

CAMA
410
72070
714350
786420t

hotel has indoor swimming pool & whirlpool
367900240000
367900250000
365200540000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
465	1	2016-10-17	KENTON HOTEL REAL ESTATE	1	675000	64230	700290
581	1	2003-10-09	PARTH DEV LTD	1WD	1950000	114090	1057400
522	1	1998-09-03	AP HOTELS OF ILLINOIS IN	1WD	1800000	101890	1017460
	4	1995-12-26	KENTON OHIO 1095 LTD PTS	4WD	85000	11910	0
841	1	1988-10-14		1WD	38000	0	19110

Year	Land	Bldg	Total	Net Tax
2021	25220	232910	258130	14934.84
2020	25220	232910	258130	13351.10

p r o j e c t				ben acres	/	%	factor
902	MAIN DISTRICT	CONSERVANCY	XA/2025				
500	HARDIN COUNTY	LANDFILL	XA/2025				
275	CEMTERY #927	- SCIO TO RIVER	XA/2025				

1

902 E COLUMBUS 43326

PUB PAVED ST/RD

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

Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 MOTEL			27920	51.36	C	1996AV	1433970	.30	.30	702650
2 Paving			26000	1.50	C	1996AV	39000	.70		11700
site value	acres/ frontage	effective frontage	depth	actual factor		effective rate	extended value			true value
site value	1.6000						56000			56000
	1.5300						16070			16070