

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-790005.0000  
J32

COM  
2025

sale

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

2022 KENTON HOTEL REAL EST	2016-10-17
2023 KENTON HOTEL REAL EST	2016-10-17
2024 KENTON HOTEL REAL EST	2016-10-17
2025 KENTON HOTEL REAL ESTAT	2016-10-17 PT S1/2 SW1/4 LOT 34
902 E COLUMBUS ST	1
KENTON OH 43326	\$675,000

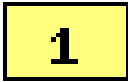
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	410	410	410	410	410
Acres	3.1300	3.1300	3.1300	3.1300	
Land100%	72060	72060	72060	72060	72070
Bldg100%	665460	714340	714340	714340	714350
Totl100%	737510t	786400t	786400t	786400t	786420t
Cauvl00%					
Tax Value:					
Land 35%	25220	25220	25220	25220	25220
Bldg 35%	232910	250020	250020	250020	250020
Totl 35%	258130t	275240t	275240t	275240t	275250t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	14829.96	14856.40	15542.26	15461.00	
Sp-Asmnt	776.24	779.64	789.36	788.96	

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

Project	ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY				
500 HARDIN COUNTY LANDFILL				
275 CEMETERY #927 - SCIOTO RIVER				



902 E COLUMBUS 43326

PUB PAVED ST/RD

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

Bldg Type	SHB+Cons	DixHt	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 depth factor		effective rate	extended value			true value
site value	1.6000	1.5300					56000			56000
							16070			16070