PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-790005.0000 COM
J32 2026

sale

2023 KENTON HOTEL REAL EST	2016-10-17	
2024 KENTON HOTEL REAL EST	2016-10-17	
2025 KENTON HOTEL REAL EST	2016-10-17	
2026 KENTON HOTEL REAL ESTAT	2016-10-17 PT S1/2 SW1/4 LOT 34	
902 E COLUMBUS ST	1	
	$675,000	
KENTON OH 43326		

Eff Rate: 53.98 56.47 56.17 56.17 a/r

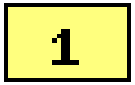
Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	410	410	410	410	410	410	410
Acres	3.1300	3.1300	3.1300	3.1300	3.1230	3.1230	
Land100%	72060	72060	72060	72060	72060	75030	75040
Bldg100%	714340	714340	714340	714340	714340	857200	857190
Totl100%	786400t	786400t	786400t	786400t	786400t	932230t	932230t
Cauv100%							
Tax Value:							
Land 35%	25220	25220	25220	25220	25220	26260	26260
Bldg 35%	250020	250020	250020	250020	250020	300020	300020
Totl 35%	275240t	275240t	275240t	275240t	275240t	326280t	326280t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	14856.40	15542.26	15461.00	15461.00			
Sp-Asmnt	779.64	789.36	788.96	788.96			

hotel has indoor swimming pool & whirpool
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
2022	25220	232910	258130	14829.96
2021	25220	232910	258130	14934.84

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			
275 CEMETERY #927 - SCIOTO RIVER	XA/2025			



902 E COLUMBUS 43326

PUB PAVED ST/RD

Neighborhood:
Code: 4444
Dwl/Gar/NC% 1.2000
lot/hmsite% 1.2000
res-ag:lnd% 1.2000
ag-t:c/p/w% 1.2000
ag-t:other% 1.2000
ag:outbldg% 1.2000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	MOTEL			27920	61.63	C	1996AV	1720710	.30	.30	843150
2	Paving			26000	1.80	C	1996AV	46800	.70		14040

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	1.5930						55760	55760
site value	1.5300						16070	19280

Call Back: Sign: PSN Date: 2015-01-28 Lister: 36-790005.0000-v082020R