

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-790009.0000  
J31

COM  
2023

sale

Eff Rate:- 51.72 — 57.86 — 57.45 — 53.98 — a/r

2020 3 B G LLC	2019-12-18
2021 3 B G LLC	2019-12-18
2022 3 B G LLC	2019-12-18
2023 3 B G LLC	2019-12-18
910 E COLUMBUS ST	PT W 1/2 SW 1/4 34
	1FD 1.115A
KENTON OH 43326	\$550,000
	07.1-05-79-009

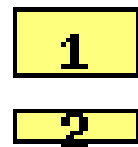
Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	420	420	420	420	420
Acres	1.1200	1.1200	1.1200	1.1200	
Land100%	39200	39200	39200	39200	39200
Bldg100%	255800t	255800t	255800t	253230	253230
Totl100%	295000t	295000t	295000t	292430t	292430t
Cauv100%					
Tax Value:					
Land 35%	13720	13720	13720	13720	13720
Bldg 35%	89530	89530	89530	88630	88630
Totl 35%	103250t	103250t	103250t	102350t	102350t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	5340.34	5973.82	5931.86	5524.48	
Sp-Asmnt	487.42	487.42	487.42	510.40	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
567	1	2019-12-18	3 B G LLC	1FD	550000	39200	255800
1175	1	1995-12-01	ROOF ALICE L REVOCABLE T	1QC *	0	74370	81110
384	1	1994-05-09	ROOF THOMAS	1WD	100000	0	117310

Year	Land	Bldg	Total	Net Tax
2019	13720	89530	103250	5266.12
2018	13720	89530	103250	5276.46

p r o j e c t		ben acres	/	%	factor
902	MAIN DISTRICT CONSERVANCY				XA/2023
500	HARDIN COUNTY LANDFILL				XA/2023
275	CEMETERY #927 - SCIOTO RIVER				XA/2023

910		E COLUMBUS		43326	
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Neighborhood:		Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True	
Code:	3630	1	RETAIL	FtxFt	Area	Grade	Cond	Value	Dpr	Dpr	Value
Dwl/Gar/NC%	1.0500	2	Paving		16686	36.93	C	1950GD	616210	.60	246480
					15000	1.50	C	1993AV	22500	.70	6750
site value		acres/	effective	depth	actual	effective	extended	true			
		frontage	frontage	depth	factor	rate	value	value			
		1.1200						39200			