

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-790009.0000  
J31

COM  
2025

sale

2022 3 B G LLC	2019-12-18	
2023 3 B G LLC	2019-12-18	
2024 3 B G LLC	2019-12-18	
2025 3 B G LLC	2019-12-18	PT W 1/2 SW 1/4 34
910 E COLUMBUS ST	1FD	1.115A
KENTON OH 43326	\$550,000	

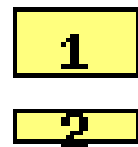
Eff Rate:-	57.45	53.98	56.47	56.17	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	420	420	420	420	420
Acres	1.1200	1.1200	1.1200	1.1200	
Land100%	39200	39200	39200	39200	39200
Bldg100%	255800	253230	253230	253230	253230
Totl100%	295000t	292430t	292430t	292430t	292430t
Cauv100%					
Tax Value:					
Land 35%	13720	13720	13720	13720	13720
Bldg 35%	89530	88630	88630	88630	88630
Totl 35%	103250t	102350t	102350t	102350t	102350t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	5931.86	5524.48	5779.50	5749.28	
Sp-Asmnt	487.42	510.40	531.28	524.72	

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
2021	13720	89530	103250	5973.82
2020	13720	89530	103250	5340.34

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

910 E COLUMBUS 43326



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 RETAIL			16686	36.93	C	1950GD	616210	.60		246480
2 Paving			15000	1.50	C	1993AV	22500	.70		6750
site value			acres/ frontage	effective frontage	depth depth	actual factor	effective rate	extended value		true value
			1.1200							39200