PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-790009.0000 COM
J31 2026

sale

2023 3 B G LLC	2019-12-18	
2024 3 B G LLC	2019-12-18	
2025 3 B G LLC	2019-12-18	
2026 3 B G LLC	2019-12-18 PT W 1/2 SW 1/4 34	
910 E COLUMBUS ST	1FD 1.115A	
	$550,000	
KENTON OH 43326		

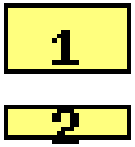
Eff Rate: 53.98 56.47 56.17 56.17 a/r

Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	420	420	420	420	420	420	420
Acres	1.1200	1.1200	1.1200	1.1200			
Land100%	39200	39200	39200	39200	39200	47030	47040
Bldg100%	253230	253230	253230	253230	253230	303890	303880
Totl100%	292430t	292430t	292430t	292430t	292430t	350910t	350920t
Cauv100%							
Tax Value:							
Land 35%	13720	13720	13720	13720	13720	16460	16460
Bldg 35%	88630	88630	88630	88630	88630	106360	106360
Totl 35%	102350t	102350t	102350t	102350t	102350t	122820t	122820t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	5524.48	5779.50	5749.28	5749.28			
Sp-Asmnt	510.40	531.28	524.72	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
2022	13720	89530	103250	5931.86
2021	13720	89530	103250	5973.82

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:	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	RETAIL			16686	44.31	C	1950GD	616210	.60		295780
2	Paving			15000	1.80	C	1993AV	22500	.70		8100

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	1.1200							47040

Call Back: Sign: PSN Date: 2015-01-28 Lister: 36-790009.0000-v082020R