

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-790012.0000
AA35

COM
2025

sale

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

2022 NAPACO PROPERTIES LLC	2016-01-15
2023 NAPACO PROPERTIES LLC	2016-01-15
2024 NAPACO PROPERTIES LLC	2016-01-15
2025 NAPACO PROPERTIES LLC	2016-01-15 N PT N1/2 W1/2 SW1/4 S34
946 E COLUMBUS ST	1WD .882A
KENTON OH 43326	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	435	435	435	435	435
Acres	.8800	.8800	.8800	.8800	
Land100%	30800	30800	30800	30800	30800
Bldg100%	274800	280140	280140	280140	280130
Totl100%	305600t	310940t	310940t	310940t	310930t
Cauv100%					
Tax Value:					
Land 35%	10780	10780	10780	10780	10780
Bldg 35%	96180	98050	98050	98050	98050
Totl 35%	106960t	108830t	108830t	108830t	108830t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	6145.00	5874.22	6145.42	6113.30	
Sp-Asmnt	493.23	509.18	525.65	521.10	

367900180000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
16	1	2016-01-15	NAPACO PROPERTIES LLC	1WD *	0	30800	276060
611	1	2013-12-23	COOMER & COOMER INC	1WD	407500	30800	276060
1146	1	1993-11-19	H & K LIMITED PARTNERSHI	1QC *	0	0	312510
517	0	1986-07-08		*	100000	0	22310

Year	Land	Bldg	Total	Net Tax
2021	10780	96180	106960	6188.46
2020	10780	96180	106960	5532.24

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

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946 E COLUMBUS ST 43326

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

Bldg Type	SHB+Cons	DixHt	Unit	Area	Rate	Grade	Blt/Renov	Replace	Phy	Fnc	True
		FtxFt					Cond	Value	Dpr	Dpr	Value
1 FASTFOOD				3079	127.19	C	1986GD	391620	.30		274130
2 Paving				20000	1.50	C	1986FR	30000	.80		6000
site value				acres/ frontage	effective frontage	depth depth	actual factor	effective rate	extended value		true value
				.8800							30800

Call Back: Sign: PSN Date: 2015-02-18 Lister: 36-790012.0000-v082020R