PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-790012.0000 COM
AA35 2026

sale

2023 NAPACO PROPERTIES LLC	2016-01-15	
2024 NAPACO PROPERTIES LLC	2016-01-15	
2025 NAPACO PROPERTIES LLC	2016-01-15	
2026 NAPACO PROPERTIES LLC	2016-01-15 N PT N1/2 W1/2 SW1/4 S34	
946 E COLUMBUS ST	1WD .882A	
	$0	
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	435	435	435	435	435	435	435
Acres	.8800	.8800	.8800	.8800			
Land100%	30800	30800	30800	30800	30800	36970	36960
Bldg100%	280140	280140	280140	280140	280140	336170	336160
Totl100%	310940t	310940t	310940t	310940t	310940t	373140t	373120t
Cauv100%							
Tax Value:							
Land 35%	10780	10780	10780	10780	10780	12940	12940
Bldg 35%	98050	98050	98050	98050	98050	117660	117660
Totl 35%	108830t	108830t	108830t	108830t	108830t	130600t	130590t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	5874.22	6145.42	6113.30	6113.30			
Sp-Asmnt	509.18	525.65	521.10	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
2022	10780	96180	106960	6145.00
2021	10780	96180	106960	6188.46

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

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	FASTFOOD			3079	152.62	C	1986GD	391620	.30		328960
2	Paving			20000	1.80	C	1986FR	30000	.80		7200

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	.8800							36960

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

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