

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-790016.0000  
AA36

COM  
2023

sale

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

2020 940 EAST COLUMBUS ST	2019-07-19	
2021 940 EAST COLUMBUS ST	2019-07-19	
2022 940 EAST COLUMBUS ST	2019-07-19	
2023 940 EAST COLUMBUS ST LL	2019-07-19	S34 .841A
940 E COLUMBUS ST	1FD	
	\$715,000	
KENTON OH 43326	07.1-05-79-016	

Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	420	420	420	420	420
Acres	.8400	.8400	.8400	.8400	
Land100%	25200	25200	25200	25200	25200
Bldg100%	239740	239740	239740	260000	260000
Totl100%	264940t	264940t	264940t	285200t	285200t
Cauvl00%					
Tax Value:					
Land 35%	8820	8820	8820	8820	8820
Bldg 35%	83910	83910	83910	91000	91000
Totl 35%	92730t	92730t	92730t	99820t	99820t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	4796.22	5365.14	5327.48	5387.90	
Sp-Asmnt	486.87	486.88	486.87	498.95	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
295	1	2019-07-19	940 EAST COLUMBUS ST LLC	1FD	715000	25200	239740
165	1	2017-04-18	BARBER LINDA W TRUSTEE	1QC *	0	25200	243510
164	1	2017-04-18	WRIGHT JACQUELINE M	1FD *	0	25200	243510
553	1	2003-12-04	WRIGHT JOHN S & JACQUELY	1WD *	0	115200	220710
52	1	1999-02-04	WRIGHT JOHN S & JACQUELY	1WD	685000	94740	184600
412	1	1997-07-22	J FERGUS INC	1WD	164000	66310	45000
1036	1	1988-12-19		1WD	100000	0	74110

Year	Land	Bldg	Total	Net Tax
2019	8820	83910	92730	4729.56
2018	8820	83910	92730	4738.86

project	ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY				XA/2023
500 HARDIN COUNTY LANDFILL				XA/2023
275 CEMETERY #927 - SCIOTO RIVER				XA/2023

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940 E COLUMBUS 43326

PUB PAVED ST/RD

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

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 RETAIL		FtxFt	5550	50.29	C	1997GD	279110	.10		251200
2 Paving			16760	1.50	C	1997AV	25140	.65		8800
site value		effective frontage		depth	actual factor	effective rate	extended value			true value
road		.7200								25200
		.1200								

Call Back: Sign: PSN Date: 2015-02-18 Lister: 36-790016.0000-v082020R