

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-800009.0000
YY03

COM
2025

sale

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

2022 JOHN ROBERTS MANAGEME	1989-04-28
2023 SUEMAR REALTY INC	2022-04-22
2024 SUEMAR REALTY INC	2022-04-22
2025 SUEMAR REALTY INC	2022-04-22
995 N DETROIT ST	PT S 1/4 SW 1/4 28 2.32A
	1WD
KENTON OH 43326	\$600,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	430	430	430	430	430
Acres	2.3200	2.3200	2.3200	2.3200	
Land100%	59710	59710	59710	59710	59700
Bldg100%	559970	611800	611800	611800	611790
Totl100%	619690t	671510t	671510t	671510t	671490t
Cauvl00%					
Tax Value:					
Land 35%	20900	20900	20900	20900	20900
Bldg 35%	195990	214130	214130	214130	214130
Totl 35%	216890t	235030t	235030t	235030t	235020t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	12460.66	12686.02	13271.68	13202.30	
Sp-Asmnt	729.00	750.00	738.00	741.00	

368000100000
368000110000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
192	1	2022-04-22	SUEMAR REALTY INC	1WD	600000	59710	559970
331	1	1989-04-28		1WD	170000	0	128910

Year	Land	Bldg	Total	Net Tax
2021	20900	195990	216890	12548.76
2020	20900	195990	216890	11218.06

project	ben acres	/	%	factor
500 HARDIN COUNTY LANDFILL				
131 BLANCHARD RIVER MAINT				
235 KELLOGG #983 - BLANCHARD				
921 BLANCHARD RIVER MAINT				
336 DULIN #1099 - BLANCHARD MAIN				

1

995 N DETROIT ST 43326

Neighborhood:
Code: 3610
Dwl/Gar/NC% .9000

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 RESTAURAN			8943	83.50	C	1950GD	746740	.20		597390
2 Paving			48000	1.50	C	1989AV	72000	.80		14400
site value		effective frontage	depth	actual depth	factor	effective rate	extended value			true value
site value		1.0000					30000			30000
site value		1.3200					29700			29700