

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-530024.0000
AA05

COM
2025

sale

2022 SUNRISE EAST LTD
2023 SUNRISE EAST LTD
2024 SUNRISE EAST LTD
2025 SUNRISE EAST LTD
725 MORNINGSIDE DR
KENTON OH 43326

PT W 1/2 NW 1/4 34 1.86A

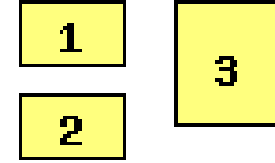
\$0

Eff Rate:-	57.45	53.98	56.47	56.17	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	402	402	402	402	402
Acres	1.8600	1.8600	1.8600	1.8600	
Land100%	43400	43400	43400	43400	43410
Bldg100%	564260	560370	560370	560370	560380
Totl100%	607660t	603770t	603770t	603770t	603790t
Cauv100%					
Tax Value:					
Land 35%	15190	15190	15190	15190	15190
Bldg 35%	197490	196130	196130	196130	196130
Totl 35%	212680t	211320t	211320t	211320t	211330t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	12218.78	11406.24	11932.82	11870.44	
Sp-Asmnt	598.87	598.02	632.86	632.86	

Year	Land	Bldg	Total	Net Tax
2021	15190	197490	212680	12305.20
2020	15190	197490	212680	11000.32

Project

Project	ben acres	%	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
921 BLANCHARD RIVER MAINT			XA/2023
254 WARD #1013 SCIOTO RIVER MAIN			XA/2025



725 MORNINGSIDE DR 43326

Neighborhood:
Code: 3650

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
		FtxFt	Area	Grade	Cond	Value	Dpr	Dpr
1 APT	32 UN		5248	54.02	C	1975GD	283500	.55
2 APT			5248	54.02	C	1975GD	283500	.55
3 APT			12696	52.32	C	1975GD	664260	.55
4 Paving			21000	1.50	C	1975AV	31500	.80

site value	acres/ frontage	effective frontage	depth depth	actual factor	effective rate	extended value	true value
site value	1.2700					38100	38100
site value	.5900					5310	5310