PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-530024.0000 COM
AA05 2026

sale

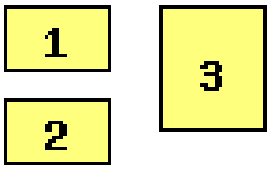
2023 SUNRISE EAST LTD
2024 SUNRISE EAST LTD
2025 SUNRISE EAST LTD
2026 SUNRISE EAST LTD PT W 1/2 NW 1/4 34 1.86A
725 MORNINGSIDE DR
$0
KENTON OH 43326

Eff Rate:– 53.98 — 56.47 — 56.17 — 56.17 — a/r

Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	402	402	402	402	402	469	469
Acres	1.8600	1.8600	1.8600	1.8600			
Land100%	43400	43400	43400	43400	43400	52090	52090
Bldg100%	560370	560370	560370	560370	560370	672400	672400
Totl100%	603770t	603770t	603770t	603770t	603770t	724490t	724490t
Cauv100%							
Tax Value:							
Land 35%	15190	15190	15190	15190	15190	18230	18230
Bldg 35%	196130	196130	196130	196130	196130	235340	235340
Totl 35%	211320t	211320t	211320t	211320t	211320t	253570t	253570t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	11406.24	11932.82	11870.44	11870.44			
Sp-Asmnt	598.02	632.86	632.86	632.86			

Year	Land	Bldg	Total	Net Tax
2022	15190	197490	212680	12218.78
2021	15190	197490	212680	12305.20

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

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	APT	32 UN		5248	64.82	C	1975GD	340180	.55		153080
2	APT			5248	64.82	C	1975GD	340180	.55		153080
3	APT			12696	62.78	C	1975GD	797060	.55		358680
4	Paving			21000	1.80	C	1975AV	37800	.80		7560

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	1.2700						38100	45720
site value	.5900						5310	6370

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: 36-530024.0000-v082020R