

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-530030.0000
AA04

COM
2025

sale

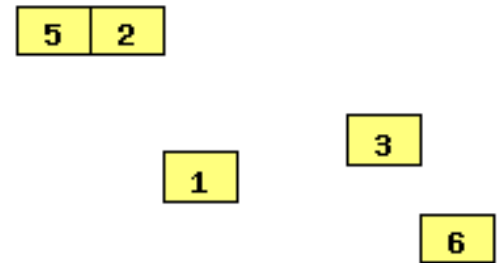
Eff Rate:- 57.45 — 53.98 — 56.47 — 56.17 — a/r

2022 NEW SETON KENTON LIM	2009-12-22		
2023 NEW SETON KENTON LIM	2009-12-22		
2024 NEW SETON KENTON LIM	2009-12-22		
2025 NEW SETON KENTON LIMITE	2009-12-22	PT W 1/2 NW 1/4 SEC 34	
699 MORNINGSIDE DR	1QC	2.95A	
KENTON OH 43326	\$0		

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	403	403	403	403	403
Acres	2.9500	2.9500	2.9500	2.9500	
Land100%	50490	50490	50490	50490	50480
Bldg100%	1065910	1070400	1070400	1074000	1073990
Totl100%	1116400t	1120890t	1120890t	1124490t	1124470t
Cauv100%					
Tax Value:					
Land 35%	17670	17670	17670	17670	17670
Bldg 35%	373070	374640	374640	375900	375900
Totl 35%	390740t	392310t	392310t	393570t	393560t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	22448.60	21175.40	22152.96	22107.92	
Sp-Asmnt	777.61	773.90	817.38	817.38	

365300310000							
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
388	1	2009-12-22	NEW SETON KENTON LIMITED	1QC *	0	88510	1048340
Year	Land	Bldg	Total	Net Tax			
2021	17670	373070	390740	22607.36			
2020	17670	373070	390740	20210.00			

p r o j e c t		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



699 MORNINGSIDE DR 43326

Neighborhood:
Code: 3650

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True	
		FtxFt	Area	Cond	Value	Dpr	Dpr	Value	
1 APTS		20X20	38112	55.43	C	1982AV	2112550	.50	1056280
2 STORAGE			400	24.00	C	1982AV	9600	.80	1920
3 FENCE			220	11.75	C	1982AV	2590	.80	520
4 Paving			26000	1.50	C	1982AV	39000	.80	7800
5 P	CAN	6X12	72	8.00	C	2020AV	580	.05	550
6 Shed		10X16	160	12.00	C	OLD/AV	1920	.05	1820
8 P	OPF	10X20	200		C	2020AV	6000	.15	5100

site value	acres/ frontage	effective frontage	depth	actual depth	effective rate	extended value	true value
site value	1.0000					30000	30000
site value	1.9500					20480	20480

Call Back: Sign: PSN Date: 2015-02-18 Lister: 36-530030.0000-v082020R