

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-530043.0000
AA12

COM
2025

sale

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

2022 MORNINGSIDE VILLA LIM	1992-11-19
2023 MORNINGSIDE VILLA LIM	1992-11-19
2024 MORNINGSIDE VILLA LIM	1992-11-19
2025 MORNINGSIDE VILLA LIMIT	1992-11-19
985 MEADOW LANE	KENTON LANDS S34 1.35A
	1WD
	\$31,937
KENTON OH 43326	

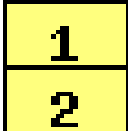
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	402	402	402	402	402
Acres	1.3500	1.3500	1.3500	1.3500	
Land100%	40510	40510	39370	39370	39380
Bldg100%	408540	414000	374970	374970	374980
Totl100%	449060t	454510t	414340t	414340t	414360t
Cauv100%					
Tax Value:					
Land 35%	14180	14180	13780	13780	13780
Bldg 35%	142990	144900	131240	131240	131240
Totl 35%	157170t	159080t	145020t	145020t	145030t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	9029.66	8586.54	8189.00	8146.18	
Sp-Asmnt	588.00	596.00	588.00	591.00	

office has central heat & cooling
2005 BOR changed value for 2006 duplicate
365300440000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bdg
1072	1	1992-11-19		1WD *	31937	6800	0
864	3	1990-10-25		3UN *	75000	0	16310
863	1	1990-10-25		1UN *	0	0	16310
815	1	1990-10-09		1UN *	27000	0	16310
280	2	1990-04-11		2WD	42000	9000	0

Year	Land	Bldg	Total	Net Tax
2021	14180	142990	157170	9093.52
2020	14180	142990	157170	8129.20

p r o j e c t		ben acres	/ %	factor
131	BLANCHARD RIVER MAINT		XA/2025	
235	KELLOGG #983 - BLANCHARD		XA/2025	
500	HARDIN COUNTY LANDFILL		XA/2025	
921	BLANCHARD RIVER MAINT		XA/2023	
306	BLOOM #1043 - BLANCHARD		XA/2025	



985 MEADOW LANE 43326

Neighborhood:
Code: 3650

Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	APTS	26 UN	16516	37.15	C	1993AV	613570	.40	.10	331330
2	OFFICE		1020	63.90	C	1993AV	65180	.40		39110
3	Paving		6050	3.00	C	1993AV	18150	.75		4540
site value			acres/ frontage	effective frontage	depth	actual rate	effective rate	extended value		true value
site value			.1500			22500		3380		3380
site value			1.2000			30000				36000

Call Back: Sign: PSN Date: 2015-02-18 Lister: 36-530043.0000-v082020R