PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-530043.0000 COM
AA12 2026

sale

2023 MORNINGSIDE VILLA LIM	1992-11-19	
2024 MORNINGSIDE VILLA LIM	1992-11-19	
2025 MORNINGSIDE VILLA LIM	1992-11-19	
2026 MORNINGSIDE VILLA LIMIT	1992-11-19	KENTON LANDS S34 1.35A
985 MEADOW LANE	1WD	
	$31,937	
KENTON OH 43326		

Eff Rate: 53.98 56.47 56.17 56.17 a/r

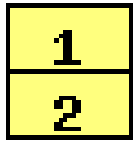
Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	402	402	402	402	402	469	469
Acres	1.3500	1.3500	1.3500	1.3500			
Land100%	40510	39370	39370	39370	39370	47260	47260
Bldg100%	414000	374970	374970	374970	374970	449970	449970
Totl100%	454510t	414340t	414340t	414340t	414340t	497230t	497230t
Cauv100%							
Tax Value:							
Land 35%	14180	13780	13780	13780	13780	16540	16540
Bldg 35%	144900	131240	131240	131240	131240	157490	157490
Totl 35%	159080t	145020t	145020t	145020t	145020t	174030t	174030t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	8586.54	8189.00	8146.18	8146.18			
Sp-Asmnt	596.00	588.00	591.00	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:bldg
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
2022	14180	142990	157170	9029.66
2021	14180	142990	157170	9093.52

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

	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	44.58	C	1993AV	736280	.40	.10	397590
2	OFFICE			1020	76.68	C	1993AV	78210	.40		46930
3	Paving			6050	3.60	C	1993AV	21780	.75		5450

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	1.2000				30000			43200
site value	.1500				22500		3380	4060

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: 36-530043.0000-v082020R