

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-530047.0000  
AA10

COM  
2025

sale

2022 MORNINGSIDE VILLA LTD  
2023 MORNINGSIDE VILLA LTD  
2024 MORNINGSIDE VILLA LTD  
2025 MORNINGSIDE VILLA LTD P  
MORNINGSIDE (REAR)

KENTON LANDS S34 .424A

\$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	.4240	.4240	.4240	.4240	
Land100%	9460	9460	9540	9540	9540
Bldg100%	10540	8570	3490	3490	3480
Totl100%	20000t	18030t	13030t	13030t	13020t
Cauv100%					
Tax Value:					
Land 35%	3310	3310	3340	3340	3340
Bldg 35%	3690	3000	1220	1220	1220
Totl 35%	7000t	6310t	4560t	4560t	4560t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	402.16	340.60	257.50	256.16	
Sp-Asmnt	6.00	10.00	6.00	9.00	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
536	2	1991-07-09		2UN *	20650	0	4600

Year	Land	Bldg	Total	Net Tax
2021	3310	3690	7000	405.00
2020	3310	3690	7000	362.06

project	ben acres	/	%	factor
131 BLANCHARD RIVER MAINT				XA/2025
235 KELLOGG #983 - BLANCHARD				XA/2025
921 BLANCHARD RIVER MAINT				XA/2023
306 BLOOM #1043 - BLANCHARD				XA/2025



MORNINGSIDE (REAR)

Neighborhood:  
Code: 3650

Bldg Type	SHB+Cons	DixHt	FtxFt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 Garage	F	12X16	192	24.00	C	1993AV	4610	.75			1150
2 Paving	C		3100	3.00	C	1993AV	9300	.75			2330
site value		acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value	true value			
		.4240				22500	9540	9540			

Call Back:

Sign: PSN Date: 2015-02-18 Lister:

36-530047.0000-v082020R