

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-530049.0000  
AA06

COM  
2025

sale

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

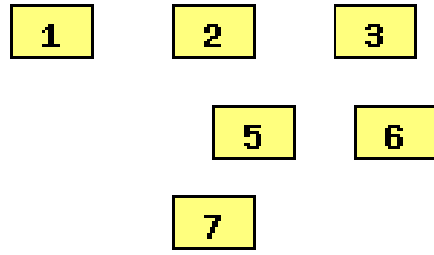
2022 KENTON APARTMENTS COM	1993-05-28
2023 KENTON APARTMENTS COM	1993-05-28
2024 KENTON APARTMENTS COM	1993-05-28
2025 KENTON APARTMENTS COMPA	1993-05-28 KENTON LANDS S34 3.019A
980 MEADOW LANE	1WD
KENTON OH 43326	\$46,500

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	403	403	403	403	403
Acres	3.0200	3.0200	3.0200	3.0200	
Land100%	76310	76310	76310	76310	76320
Bldg100%	577030	626660	626660	626660	626660
Totl100%	653340t	702970t	702970t	702970t	702980t
Cauv100%					
Tax Value:					
Land 35%	26710	26710	26710	26710	26710
Bldg 35%	201960	219330	219330	219330	219330
Totl 35%	228670t	246040t	246040t	246040t	246040t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	13137.44	13280.30	13893.40	13820.74	
Sp-Asmnt	756.38	761.87	778.33	784.33	

365300500000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
448	1	1993-05-28	KENTON APARTMENTS COMPAN	1WD *	46500	0	15110
Year	Land	Bldg	Total	Net Tax			
2021	26710	201960	228670	13230.34			
2020	26710	201960	228670	11827.36			

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



980 MEADOW LANE 43326

Neighborhood:  
Code: 3650

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True	
1 APTS	32 UN	FtxFt	Area	Rate	Grade	Cond	Value	Dpr Dpr	
2 APTS	8 UN	24800	38.33	C	1994AV	950580	.35 .30	432510	
3 APTS	6 UN	4958	36.42	C	1994AV	180570	.35 .30	82160	
4 OFFICE		3648	37.08	C	1994AV	135270	.35 .30	61550	
5 Shed		510	75.56	C	1991AV	38540	.40 .30	16190	
6 PATIO		16X18	288	12.00	C	1994AV	3460	.70	1040
7 Paving		30X38	1140	5.00	C	1994AV	5700	.70	1710
			35000	3.00	C	1994AV	105000	.70	31500

site value	acres/ frontage	effective frontage	depth	actual depth factor	effective rate	extended value	true value
site value	2.3400					70200	70200
site value	.6800					6120	6120