PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-530049.0000 COM
AA06 2026

sale

2023 KENTON APARTMENTS COM	1993-05-28	
2024 KENTON APARTMENTS COM	1993-05-28	
2025 KENTON APARTMENTS COM	1993-05-28	
2026 KENTON APARTMENTS COMPA	1993-05-28	KENTON LANDS S34 3.019A
980 MEADOW LANE	1WD	
	$46,500	
KENTON OH 43326		

Eff Rate:– 53.98 — 56.47 — 56.17 — 56.17 — a/r

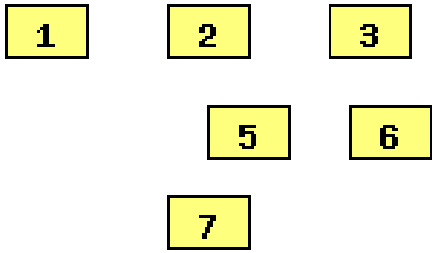
Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	403	403	403	403	403	469	469
Acres	3.0200	3.0200	3.0200	3.0200			
Land100%	76310	76310	76310	76310	76310	91570	91580
Bldg100%	626660	626660	626660	626660	626660	751910	751900
Totl100%	702970t	702970t	702970t	702970t	702970t	843490t	843480t
Cauv100%							
Tax Value:							
Land 35%	26710	26710	26710	26710	26710	32050	32050
Bldg 35%	219330	219330	219330	219330	219330	263170	263170
Totl 35%	246040t	246040t	246040t	246040t	246040t	295220t	295220t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	13280.30	13893.40	13820.74	13820.74			
Sp-Asmnt	761.87	778.33	784.33	784.33			

365300500000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
448	1	1993-05-28	KENTON APARTMENTS COMPAN	1WD *	46500	0	15110

Year	Land	Bldg	Total	Net Tax
2022	26710	201960	228670	13137.44
2021	26710	201960	228670	13230.34

project		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:	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

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	APTS	32 UN		24800	45.99	C	1994AV	1140550	.35	.30	518950
2	APTS	8 UN		4958	43.70	C	1994AV	216670	.35	.30	98580
3	APTS	6 UN		3648	44.49	C	1994AV	162300	.35	.30	73850
4	OFFICE			510	90.67	C	1991AV	46240	.40	.30	19420
5	Shed		16X18	288	14.40	C	1994AV	4150	.70		1250
6	PATIO		30X38	1140	6.00	C	1994AV	6840	.70		2050
7	Paving	C		35000	3.60	C	1994AV	126000	.70		37800

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	2.3400						70200	84240
site value	.6800						6120	7340

Call Back: Sign: PSN Date: 2015-02-18 Lister: 36-530049.0000-v082020R