

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-530056.0000
S55

COM
2025

sale		Eff Rate:- 57.45 — 53.98 — 56.47 — 56.17 — a/r			
2022 BLANCHARD AID PROPCO	2013-07-25	Tax Year	2022	2023	2024
2023 BLANCHARD AID PROPCO	2013-07-25	Prop Cls	412	412	412
2024 BLANCHARD AID PROPCO	2013-07-25	Acres	1.5000	1.5000	1.5000
2025 BLANCHARD AID PROPCO LL	2013-07-25 KENTON LANDS S34 1.50A	Land100%	45000	45000	45000
825 RICHARD LANE	2WD	Bldg100%	853310	921690	921690
KENTON OH 43326	\$0	Totl100%	898310t	966690t	966690t
		Cauv100%			
		Tax Value:			
		Land 35%	15750	15750	15750
		Bldg 35%	298660	322590	322590
		Totl 35%	314410t	338340t	338340t
		Hmstd35%			
		Owner 0c			
		Hmstd RB			
		Net Tax	18063.34	18262.30	19105.38
				19005.50	
		Sp-Asmnt	732.30	739.08	735.08
				738.08	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
488	2	2025-10-31	825 RICHARD LLC	2WD	1483333	45000	921690
418	2	2025-09-22	FANNIE MAE	2SH *	0	45000	921690
336	2	2013-07-25	BLANCHARD AID PROPCO LLC	1WD *	0	45000	832170
488	2	1996-08-09	ASSISTED LIVING CONCEPTS	2ED	64220	0	0
Year	Land	Bldg	Total	Net Tax			
2021	15750	298660	314410	18191.06			
2020	15750	298660	314410	16262.04			
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				
349	OSBORN-BLANCHARD RIVER		XA/2025				

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Neighborhood: Code:	3650	Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
		1 ASSIS LIV	35 U	FtxFt	24456	63.91	C	1997AV	1562980	.35	.10	914340
		2 Paving			14000	1.50	C	1997AV	21000	.65		7350
		site value	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value		true value	
					1.5000							45000
		Call Back:			Sign: PSN Date: 2014-12-02			Lister:			36-530056 0000-v082020R	