

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	
2023	BLANCHARD AID PROPCO	2013-07-25	
2024	BLANCHARD AID PROPCO	2013-07-25	
2025	BLANCHARD AID PROPCO LL 825 RICHARD LANE	2013-07-25	KENTON LANDS S34 1.50A 2WD
	KENTON OH 43326	\$0	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	412	412	412	412	412
Acres	1.5000	1.5000	1.5000	1.5000	
Land100%	45000	45000	45000	45000	45000
Bldg100%	853310	921690	921690	921690	921690
Totl100%	898310t	966690t	966690t	966690t	966690t
Cauv100%					

Orig Tax Year 1997
Parent: 36-530023.0000

Tax Value:					
Land 35%	15750	15750	15750	15750	15750
Bldg 35%	298660	322590	322590	322590	322590
Totl 35%	314410t	338340t	338340t	338340t	338340t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	18063.34	18262.30	19105.38	19005.50	
Sp-Asmnt	732.30	739.08	735.08	738.08	

2026	825 RICHARD LLC 825 RICHARD LANE	2025-10-31	2WD
	KENTON OH 43326		

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

Project	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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825 RICHARD LANE 43326

Neighborhood:
Code: 3650

Bldg Type	SHB+Cons	DixHt	FtxFt	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 ASSIS LIV	35 U			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	actual factor	effective rate	extended value		true value
				1.5000							45000

Call Back: Sign: PSN Date: 2014-12-02 Lister: 36-530056.0000-v082020R