

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-530056.0000
S55

COM
2025

2022 BLANCHARD AID PROPCO		2013-07-25	Tax Year				2022	2023	2024	2025	CAMA
2023 BLANCHARD AID PROPCO		2013-07-25	Prop Cls				412	412	412	412	412
2024 BLANCHARD AID PROPCO		2013-07-25	Acres				1.5000	1.5000	1.5000	1.5000	
2025 BLANCHARD AID PROPCO LL		2013-07-25	Land100%				45000	45000	45000	45000	54000
825 RICHARD LANE		2WD	Bldg100%				853310	921690	921690	921690	1106030
KENTON OH 43326		\$0	Totl100%				898310t	966690t	966690t	966690t	1160030t
			Cauv100%								
		Orig Tax Year 1997	Tax Value:				15750	15750	15750	15750	18900
		Parent: 36-530023.0000	Land 35%				15750	15750	15750	15750	18900
			Bldg 35%				298660	322590	322590	322590	387110
			Totl 35%				314410t	338340t	338340t	338340t	406010t
			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		2025-10-31									
825 RICHARD LANE		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			
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				

1

Neighborhood:		4444		Bldg Type		SHB+Cons		DixHt		Unit		Blt/Renov		Replace		Phy		Fnc		True	
Code:		1.2000		1 ASSIS LIV		35 U		FtxFt		Area		Rate		Value		Dpr		Dpr		Value	
Dwl/Gar/NC%		1.2000		2 Paving				24456		76.69		C		1997AV		.35		.10		1097210	
lot/hmsite%		1.2000						14000		1.80		C		21000		.65				8820	
res-ag:ln%		1.2000		site value		acres/		effective		depth		actual		effective		extended		true		value	
ag-t:c/p/w%		1.2000				frontage		frontage		depth		factor		rate		value		value		54000	
ag-t:other%		1.2000				1.5000															
ag:outbldg%		1.2000																			
				Call Back:				Sign: PSN Date: 2014-12-02		Lister:											