

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-530057.0000
S56

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	2013-07-25 KENTON LANDS S34 1.711A
MORNINGSIDE DR REAR	2WD
	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	400	400	400	400	400
Acres	1.7110	1.7110	1.7110	1.7110	
Land100%	19170	19170	19170	19170	19170
Bldg100%					0
Totl100%	19170t	19170t	19170t	19170t	19170t
Cauv100%					

Orig Tax Year	1997
Parent:	36-530035.0000
2026 825 RICHARD LLC	2025-10-31
MORNINGSIDE DR REAR	2WD

Tax Value:					
Land 35%	6710	6710	6710	6710	6710
Bldg 35%					0
Totl 35%	6710t	6710t	6710t	6710t	6710t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	385.50	362.18	378.90	376.92	
Sp-Asmnt	13.58	21.17	17.17	17.17	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
488	1	2025-10-31	825 RICHARD LLC	2WD	1483333	19170	0
418	2	2025-09-22	FANNIE MAE	2SH *	0	19170	0
336	2	2013-07-25	BLANCHARD AID PROPCO LLC	2WD *	0	51310	0
488	2	1996-08-09	ASSISTED LIVING CONCEPTS	2ED	64220	0	0

Year	Land	Bldg	Total	Net Tax
2021	6710	0	6710	388.22
2020	6710	0	6710	347.06

Project	ben acres	/	%	factor
131 BLANCHARD RIVER MAINT				XA/2025
921 BLANCHARD RIVER MAINT				XA/2023
306 BLOOM #1043 - BLANCHARD				XA/2025
349 OSBORN-BLANCHARD RIVER				XA/2025

MORNINGSIDE DR REAR

Neighborhood:
Code: 3650

acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	.1810					5400	5400
site value	1.5300					13770	13770

Call Back:

Sign: PSN Date: 2014-12-02 Lister:

36-530057.0000-v082020R