PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-530057.0000 COM
S56 2026

sale

2023 BLANCHARD AID PROPCO	2013-07-25	
2024 BLANCHARD AID PROPCO	2013-07-25	
2025 BLANCHARD AID PROPCO	2013-07-25	
2026 BLANCHARD AID PROPCO LL	2013-07-25	KENTON LANDS S34 1.711A
MORNINGSIDE DR REAR	2WD	
	$0	

Orig Tax Year 1997
Parent: 36-530035.0000

2027 825 RICHARD LLC	2025-10-31	
MORNINGSIDE DR REAR	2WD	

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

Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	400	400	400	400	400	400	400
Acres	1.7110	1.7110	1.7110	1.7110			
Land100%	19170	19170	19170	19170	19170	23000	23000
Bldg100%				0			
Totl100%	19170t	19170t	19170t	19170t	19170t	23000t	23000t
Cauv100%							
Tax Value:							
Land 35%	6710	6710	6710	6710	6710	8050	8050
Bldg 35%							0
Totl 35%	6710t	6710t	6710t	6710t	6710t	8050t	8050t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	362.18	378.90	376.92	376.92			
Sp-Asmnt	21.17	17.17	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
2022	6710	0	6710	385.50
2021	6710	0	6710	388.22

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:	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

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	.1810						5400	6480
site value	1.5300						13770	16520

Call Back: Sign: PSN Date: 2014-12-02 Lister: 36-530057.0000-v082020R