

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-530059.0000
AA15

COM
2025

sale

Eff Rate:- 57.45 — 53.98 — 56.47 — 56.17 — a/r

2022	PREMIER NORTHFIELD MN	2017-02-15	
2023	PREMIER NORTHFIELD MN	2017-02-15	
2024	PREMIER NORTHFIELD MN	2017-02-15	
2025	PREMIER NORTHFIELD MN L 815 MORNINGSIDE DR	2017-02-15	KENTON LANDS S34 5.373A 2WD
	KENTON OH 43326	\$0	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	403	403	403	403	403
Acres	5.3730	5.3730	5.3730	5.3730	
Land100%	139060	139060	139060	139060	139050
Bldg100%	1823200	1866170	1866170	1866170	1866180
Totl100%	1962260t	2005230t	2005230t	2005230t	2005230t
Cauv100%					
Tax Value:					
Land 35%	48670	48670	48670	48670	48670
Bldg 35%	638120	653160	653160	653160	653160
Totl 35%	686790t	701830t	701830t	701830t	701830t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	39457.12	37882.10	39630.96	39423.76	
Sp-Asmnt	730.81	745.23	741.23	741.23	

Orig Tax Year 1998
Parent: 36-530035.0000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
64	2	2017-02-15	PREMIER NORTHFIELD MN LLC	2WD *	0	109230	1425860
252	1	2016-06-27	PREMIER REAL ESTATE MANAG	1WD	2200000	109230	1425860
633	1	1997-10-24	EAGLES POINT LTD PARTNER	1WD	117917	0	0

Year	Land	Bldg	Total	Net Tax
2021	48670	638120	686790	39736.16
2020	48670	638120	686790	35522.40

Project	ben acres	%	factor
131 BLANCHARD RIVER MAINT			
500 HARDIN COUNTY LANDFILL			
921 BLANCHARD RIVER MAINT			
306 BLOOM #1043 - BLANCHARD			

815 MORNINGSIDE DR 43326



Neighborhood:
Code: 3650

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True	
1 APTS	72 UN	FtxFt	Area	Cond	Value	Dpr	Dpr	Value	
2 OFFICE			62784	41.24	C	2000AV	2589210	.30	1812450
3 Paving			496	78.71	C	2000AV	39040	.30	27330
			44000	1.50	C	2000AV	66000	.60	26400
site value	acres/	effective	depth	actual	effective	extended	true		
site value	frontage	frontage	depth	rate	rate	value	value		
	4.3230					129600	129600		
	1.0500					9450	9450		

Call Back: Sign: PSN Date: 2015-02-18 Lister: 36-530059.0000-v082020R