

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-800005.0000
NN03

COM
2025

sale

2022 LRC WESTOVER FOREST L	2015-11-25
2023 LRC WESTOVER FOREST L	2015-11-25
2024 LRC WESTOVER FOREST L	2015-11-25
2025 LRC WESTOVER FOREST LP	2015-11-25 PT N PT SE 1/4 28 9.842A
398 E FOREST RD	1WD
KENTON OH 43326	\$3,100,000

Eff Rate:-	57.45	53.98	56.47	56.17	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	403	403	403	403	403
Acres	9.8420	9.8420	9.8420	9.8420	
Land100%	132830	177110	177110	177110	177100
Bldg100%	2761910	2806200	2806200	2806200	2806190
Totl100%	2894740t	2983310t	2983310t	2983310t	2983290t
Cauvl00%					
Tax Value:					
Land 35%	46490	61990	61990	61990	61980
Bldg 35%	966670	982170	982170	982170	982170
Totl 35%	1013160t	1044160t	1044160t	1044160t	1044150t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	58207.58	56359.78	58961.64	58653.38	
Sp-Asmnt	726.00	734.00	726.00	732.00	

filed bor complaint but never showed for tax year 2005 the bor voted to change value to the purchase price but for the 2006 duplicate.
2012 duplicate combined parcels
36800040000 .902a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
616	1	2015-11-25	LRC WESTOVER FOREST LP	1WD	3100000	147600	1809460
828	2	2005-12-15	MATRIX HERITAGE MANOR LL	2WD	1950000	135000	2047600

Year	Land	Bldg	Total	Net Tax
2021	46490	966670	1013160	58619.20
2020	46490	966670	1013160	52403.06

project	ben acres	/ %	factor
131 BLANCHARD RIVER MAINT			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
921 BLANCHARD RIVER MAINT			XA/2023
235 KELLOGG #983 - BLANCHARD			XA/2025



398 E FOREST RD 43326

Neighborhood:
Code: 3660
Dwl/Gar/NC% 1.0700

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True	
		FtxFt	Area	Cond	Value	Dpr	Dpr	Value	
1 APTS	90 U		85635	54.37	C	1973AV	4655980	.40	2793590
2 Paving			42000	1.50	C	1973AV	63000	.80	12600
site value	acres/	effective	depth	actual	effective	extended	true		
site value	frontage	frontage	depth	factor	rate	value	value		
	5.9020				20000	118000	118000		
	3.9400				15000	59100	59100		

Call Back: Sign: PSN Date: 2015-01-20 Lister:

36-800005.0000-v082020R