PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-800005.0000 COM
NN03 2026

sale

| | | |
|---|---|---|
| 2023 LRC WESTOVER FOREST L | 2015-11-25 | |
| 2024 LRC WESTOVER FOREST L | 2015-11-25 | |
| 2025 LRC WESTOVER FOREST L | 2015-11-25 | |
| 2026 LRC WESTOVER FOREST LP | 2015-11-25 PT N PT SE 1/4 28 | 9.842A |
| 398 E FOREST RD | 1WD | |
| | $3,100,000 | |
| KENTON OH 43326 | | |

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

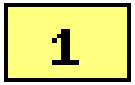
| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 403 | 403 | 403 | 403 | 403 | 469 | 469 |
| Acres | 9.8420 | 9.8420 | 9.8420 | 9.8420 | | | |
| Land100% | 177110 | 177110 | 177110 | 177110 | 177110 | 212510 | 212520 |
| Bldg100% | 2806200 | 2806200 | 2806200 | 2806200 | 2806200 | 3367230 | 3367220 |
| Totl100% | 2983310t | 2983310t | 2983310t | 2983310t | 2983310t | 3579740t | 3579740t |
| Cauv100% | | | | | | | |
| Tax Value: | | | | | | | |
| Land 35% | 61990 | 61990 | 61990 | 61990 | 61990 | 74380 | 74380 |
| Bldg 35% | 982170 | 982170 | 982170 | 982170 | 982170 | 1178530 | 1178530 |
| Totl 35% | 1044160t | 1044160t | 1044160t | 1044160t | 1044160t | 1252910t | 1252910t |
| Hmstd35% | | | | | | | |
| Owner Oc | | | | | | | |
| Hmstd RB | | | | | | | |
| Net Tax | 56359.78 | 58961.64 | 58653.38 | 58653.38 | | | |
| Sp-Asmnt | 734.00 | 726.00 | 732.00 | 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
368000040000 .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 |
|---|---|---|---|---|
| 2022 | 46490 | 966670 | 1013160 | 58207.58 |
| 2021 | 46490 | 966670 | 1013160 | 58619.20 |

| 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: | 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 |

| | Bldg Type | SHB+Cons | DixHt FtxFt | Area | Unit Rate | Grade | Blt/Renov Cond | Replace Value | Phy Dpr | Fnc Dpr | True Value |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | APTS | 90 U | | 85635 | 65.24 | C | 1973AV | 5586830 | .40 | | 3352100 |
| 2 | Paving | | | 42000 | 1.80 | C | 1973AV | 75600 | .80 | | 15120 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| site value | 5.9020 | | | | 20000 | | 118000 | 141600 |
| site value | 3.9400 | | | | 15000 | | 59100 | 70920 |

Call Back: Sign: PSN Date: 2015-01-20 Lister: 36-800005.0000-v082020R