PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-532005.0000 RES
R58 2025

sale

2022 HATCHER JOHN C & PHYL	2014-09-15	
2023 HATCHER JOHN C & PHYL	2014-09-15	
2024 HATCHER JOHN C & PHYL	2014-09-15	
2025 HATCHER JOHN C & PHYLLI	2014-09-15 UNIT 10	
114 OAK LANE	1WD	OAKRIDGE CONDOMINIUMS
	$142,000	
KENTON OH 43326		

Orig Tax Year 1997
Parent: 36-532001.0000

Eff Rate: 50.59 — 44.66 — 47.03 — 46.74 — a/r

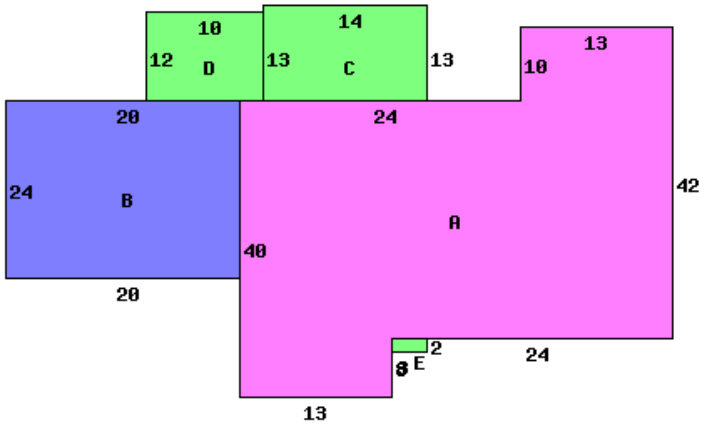
	2022	2023	2024	2025	
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	550	550	550	550	550
Acres					
Land100%	20000	30000	30000	30000	30000
Bldg100%	131460	161660	161660	161660	161670
Totl100%	151460t	191660t	191660t	191660t	191670t
Cauv100%					
Tax Value:					
Land 35%	7000	10500	10500	10500	10500
Bldg 35%	46010	56580	56580	56580	56580
Totl 35%	53010t	67080t	67080t	67080t	67080t
Hmstd35%	53010	67080	67080	67080	
Owner Oc	51.42	59.36	59.30	59.14	hmstd 10500 l 56580 b
Hmstd RB	400.22	368.96	417.58	429.66	
Net Tax	2024.64	2329.78	2440.92	2409.76	
Sp-Asmnt	27.00	33.23	29.03	29.03	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1418		a	*MAIN
	F	G		480	11520	b	GRAGE
	EFP	P		182	7280	c	PORCH
	P	P		120	360	d	PORCH
	OMP	P		6	210	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
400	1	2014-09-15	HATCHER JOHN C & PHYLLIS	1WD		142000	6510	112860
405	1	2001-09-06	NICELY LIVING TRUST	1AF	*	0	5000	109110
447	1	1998-08-05	NICELY LIVING TRUST	1WD		116738	0	0
338	1	1997-08-22	MYERS THOMAS R & MARILYN	1QC	*	0	0	0
241	1	1997-05-02	KETTLE BETTY R & JOHN E	1SD		109763	0	0

Year	Land	Bldg	Total	Net Tax
2021	7000	46010	53010	2032.16
2020	7000	46010	53010	1759.14

project			ben	acres	/ %	factor
500	HARDIN COUNTY LANDFILL	XA/2025				
921	BLANCHARD RIVER MAINT	XA/2023				
131	BLANCHARD RIVER MAINT	XA/2025				
349	OSBORN-BLANCHARD RIVER	XA/2025				



114 OAK LANE 43326

Occupancy 5 Condo

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1418	112110
	Subtotal			112110
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	2480
Floor/Carpet	X	Plumbing	2100
Floor/Tile-Lino	X	Garages and Carports	11520
Number of Rooms	4	Extra Features	9810
Bedrooms	2	Total Value	138020
Central Heat	A		
		Neighborhood:	
Central A/C	A	Code:	3700
Plumbing		Dwl/Gar/NC%	1.0600
Standard	1		
Extra 3 Fixture	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		1418		B	1998VG	179430	.15		161670

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value								30000

Call Back: Sign: PSN Date: 2015-01-12 Lister:

36-532005.0000-v082020R