PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-532007.0000 RES
R54 2025

sale

2022 CAVALIER DONNA	2021-02-09	
2023 CAVALIER DONNA	2021-02-09	
2024 CAVALIER DONNA	2021-02-09	
2025 CAVALIER DONNA	2021-02-09	OAKRIDGE CONDOMINIUMS
122 OAK LANE	1AF	UNIT 6
	$0	
KENTON OH 43326		

Orig Tax Year 1997
Parent: 36-532001.0000

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

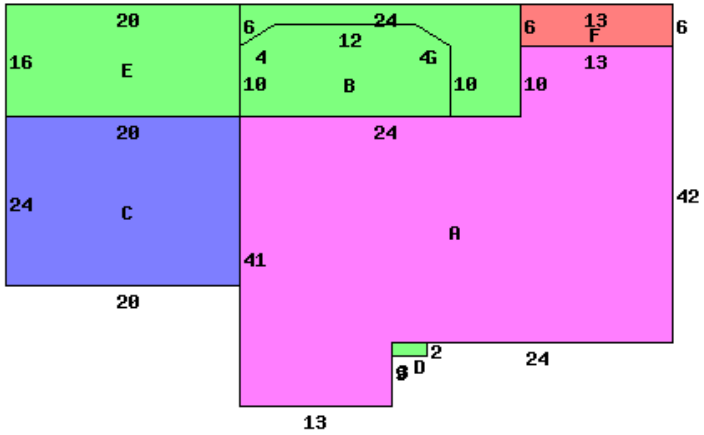
	2022	2023	2024	2025		CAMA
Tax Year						
Prop Cls	550	550	550	550		550
Acres						
Land100%	20000	30000	30000	30000		30000
Bldg100%	126770	172310	172310	172310		172310
Totl100%	146770t	202310t	202310t	202310t		202310t
Cauv100%						
Tax Value:						
Land 35%	7000	10500	10500	10500		10500
Bldg 35%	44370	60310	60310	60310		60310
Totl 35%	51370t	70810t	70810t	70810t		70810t
Hmstd35%	44370	70810	70810	70810		
Owner Oc	43.04	62.66	62.60	62.42	hmstd 10500 l 60310 b	
Hmstd RB	400.22	368.96	417.58	429.66		
Net Tax	1956.40	2479.84	2599.86	2567.66		
Sp-Asmnt	27.00	33.23	29.03	29.03		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1431		a	*MAIN
	EFP	P		225	9000	b	PORCH
	F	G		480	11520	c	GRAGE
	OMP	P		6	210	d	PORCH
	OFP	P		320	9600	e	PORCH
1	F	A		78		f	ADDTN
	OFP	P		159	4770	g	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
54	1	2021-02-09	CAVALIER DONNA	1AF	*	0	20000	126770
273	1	2014-06-26	CAVALIER J CARTER & DONNA	1SD		135000	6510	113430
387	1	2001-08-23	CAVIN TRUST	1QC	*	0	5000	104430
276	1	1998-06-12	CAVIN E BERNARD	1AF	*	0	0	0
316	1	1997-06-04	CAVIN E BERNARD & CATHER	1SD		107775	0	0

Year	Land	Bldg	Total	Net Tax
2021	7000	44370	51370	1956.88
2020	7000	44370	51370	1693.94

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			



122 OAK LANE 43326

Occupancy 5 Condo

Story Height 1
Floor Level
Shingle

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Main	FRAME		1509	119180
Subtotal				119180
Roof	GABLE			

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	2570
Floor/Carpet	X	Plumbing	2100
Number of Rooms	4	Garages and Carports	11520
Bedrooms	2	Extra Features	24940
		Total Value	160310
Central Heat	A		
FORCED AIR		PUB ELECTRIC	
Central A/C	A	PUB GAS	
Plumbing		PUB WATER	
Standard	1	PUB SEWER	
Extra 3 Fixture	1	PUB PAVED ST/RD	
		Neighborhood:	
		Code:	3700
		Dwl/Gar/NC%	1.0600

	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		1509		B	1997GD	208400	.22		172310

	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: