PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-532008.0000 RES
R55 2024

sale

2021	DEARDORFF STEVEN D	2017-09-15
2022	DEARDORFF STEVEN D	2017-09-15
2023	DEARDORFF STEVEN D	2017-09-15
2024	DEARDORFF STEVEN D	2017-09-15 OAKRIDGE CONDOMINIUMS 2WD UNIT 7
	120 OAK LANE	$145,000
	KENTON OH 43326	

Orig Tax Year 1997
Parent: 36-532001.0000

Eff Rate: – 50.76 — 50.59 — 44.66 — 47.03 — a/r

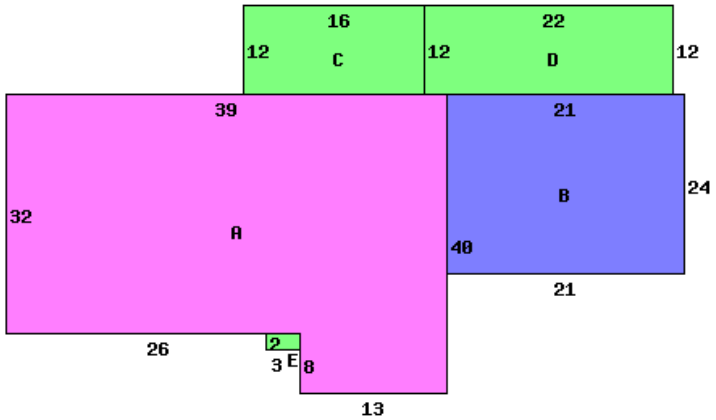
Tax Year	2021	2022	2023	2024	CAMA
Prop Cls	550	550	550	550	550
Acres					
Land100%	20000	20000	30000	30000	30000
Bldg100%	121260	121260	144170	144170	144170
Totl100%	141260t	141260t	174170t	174170t	174170t
Cauv100%					
Tax Value:					
Land 35%	7000	7000	10500	10500	10500
Bldg 35%	42440	42440	50460	50460	50460
Totl 35%	49440t	49440t	60960t	60960t	60960t
Hmstd35%	49440	49440	60960	60960	
Owner Oc	47.94	47.96	53.94	53.90	hmstd 10500 l 50460 b
Hmstd RB	401.72	400.22	368.96	417.58	
Net Tax	1868.26	1861.34	2083.56	2180.12	
Sp-Asmnt	27.46	27.00	33.23	29.03	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1352		a	*MAIN
	F	G		504	12100	b	GRAGE
	EFP	P		192	7680	c	PORCH
	P	P		264	790	d	PORCH
	OMP	P		6	210	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
447	2	2017-09-15	DEARDORFF STEVEN D	2WD	145000	6510	105060
461	2	2014-09-15	MCCLURE DANA JOLENE &	2WD *	0	6510	107030
352	2	2009-08-19	PIFER B JOANNE	2FD	134400	6000	116230
395	1	1997-07-10	JACKSON NORMA J	1WD	112285	0	0

Year	Land	Bldg	Total	Net Tax
2020	7000	42440	49440	1617.22
2019	5250	36690	41940	1273.12

	p r o j e c t		ben acres	/ %	factor
500	HARDIN COUNTY LANDFILL	XA/2024			
921	BLANCHARD RIVER MAINT	XA/2023			
131	BLANCHARD RIVER MAINT	XA/2024			
349	OSBORN-BLANCHARD RIVER	XA/2024			



120 OAK LANE 43326

Occupancy 5 Condo

Story Height 1
Floor Level
Shingle

	Main	FRAME	1352	107540
	Subtotal			107540
	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D
Number of Rooms	4
Bedrooms	2
Central Heat	A
Central A/C	A
Plumbing	
Standard	1
Extra 3 Fixture	1

*DWELLING COMPUTATIONS

Air Conditioning	2350
Plumbing	2100
Garages and Carports	12100
Extra Features	10040
Total Value	134130

PUB ELECTRIC
PUB GAS
PUB WATER
PUB SEWER
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		1352		B	1997GD	174370	.22		144170

	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: 36-532008.0000-v082020R