PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-532015.0000 RES
R62 2026

sale

2023 DEARDORFF PASTY A	2017-07-01	
2024 DEARDORFF PASTY A	2017-07-01	
2025 DEARDORFF PASTY A	2017-07-01	
2026 DEARDORFF PASTY A	2017-07-01	OAKRIDGE CONDOMINIUMS
106 OAK LANE	1WD	UNIT 14
	$159,000	
KENTON OH 43326		

Orig Tax Year 1997
Parent: 36-532001.0000

2028 SMITH RONALD E & LINDA	2026-01-07	
106 OAK LANE	1ED	
KENTON OH 43326		

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

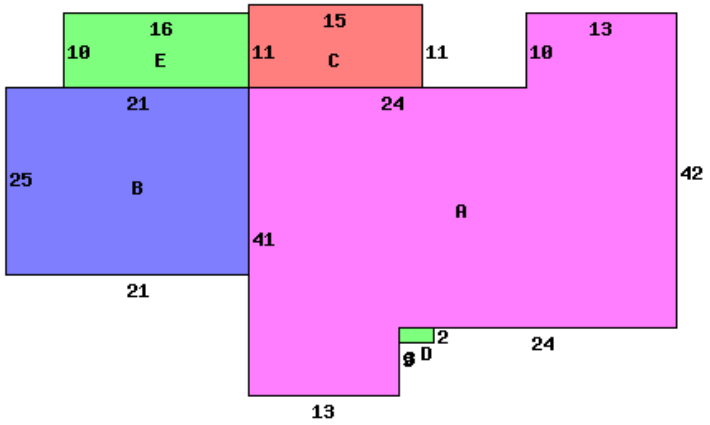
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	550	550	550	550	0	550	550	550
Acres								
Land100%	30000	30000	30000	30000		30000	30000	30000
Bldg100%	164770	164770	164770	164770		164770	225400	225410
Totl100%	194770t	194770t	194770t	194770t		194770t	255400t	255410t
Cauv100%								
Tax Value:								
Land 35%	10500	10500	10500	10500		10500	10500	10500
Bldg 35%	57670	57670	57670	57670		57670	78890	78890
Totl 35%	68170t	68170t	68170t	68170t		68170t	89390t	89390t
Hmstd35%	68170	68170	68170	68170		68170	89390	
Owner Oc	60.32	60.26	60.10	60.10	60.10	hmstd 10500 l	57670 b	
Hmstd RB	368.96	417.58	429.66	429.66	429.66			
Net Tax	2373.62	2487.38	2455.90	2455.90	2455.90			
Sp-Asmnt	33.23	29.03	29.03	29.03				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1431		a	*MAIN
	F F	G		525	15250	b	GRAGE
1	F/C	A		165		c	ADDTN
	OMP	P		6	210	d	PORCH
	PAT	P		160	480	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
4	1	2026-01-07	SMITH RONALD E & LINDA K	1ED		250000	30000	164770
366	1	2017-07-01	DEARDORFF PASTY A	1WD		159000	6510	118770
203	1	2016-06-07	PAUL DORAL R & DIANE S	1SD		145000	6510	118770
233	1	2016-06-07	COATS LINDA D ETAL	1AF	*	0	6510	118770
371	1	2006-09-11	COATS LINDA D ETAL	1WD	*	0	6000	127890
196	1	1999-04-16	BOYSEL EBER J & ERMA L	1WD		123135	0	0

Year	Land	Bldg	Total	Net Tax
2022	7000	48710	55710	2148.14
2021	7000	48710	55710	2156.14

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			



106 OAK LANE 43326

Occupancy 5 Condo

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1596	125400
	Subtotal			125400
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	2830
Floor/Hardwood	X	Plumbing	2100
Floor/Carpet	X	Garages and Carports	15250
Floor/Tile-Lino	X	Extra Features	2050
Number of Rooms	5	Total Value	147630
Bedrooms	3		
		PUB ELECTRIC	
Central Heat	A	PUB GAS	
		PUB WATER	
Central A/C	A	PUB SEWER	
Plumbing		PUB PAVED ST/RD	
Standard	1		
Extra 3 Fixture	1	Neighborhood:	
		Code:	3700
		Dwl/Gar/NC%	1.4500

	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		1596		B	1998GD	191920	.19		225410

	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: