PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-532016.0000 RES
R50 2026

sale

2023 FLINN ROBERTA	2017-06-20	
2024 FLINN ROBERTA	2017-06-20	
2025 FLINN ROBERTA	2017-06-20	
2026 FLINN ROBERTA	2017-06-20	OAKRIDGE CONDOMINIUMS
130 OAK LANE	1FD	UNIT 2
	$159,250	
KENTON OH 43326		

Orig Tax Year 1998
Parent: 36-532016.0000

2028 OSBORN BARBARA JEAN	2026-09-25	
130 OAK LANE	1WD	
KENTON OH 43326		

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

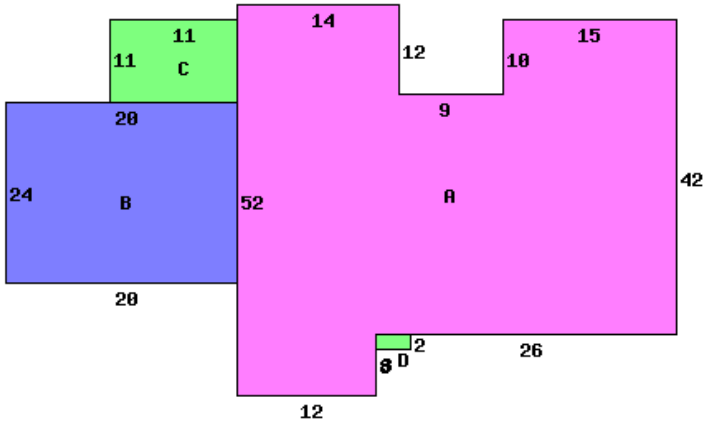
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	550	550	550	550	0	550	550	550
Acres								
Land100%	30000	30000	30000	30000		30000	30000	30000
Bldg100%	154230	154230	154230	154230		154230	211000	210990
Totl100%	184230t	184230t	184230t	184230t		184230t	241000t	240990t
Cauv100%								
Tax Value:								
Land 35%	10500	10500	10500	10500		10500	10500	10500
Bldg 35%	53980	53980	53980	53980		53980	73850	73850
Totl 35%	64480t	64480t	64480t	64480t		64480t	84350t	84350t
Hmstd35%	64480	64480	64480	64480		64480	84350	
Owner Oc	57.06	57.00	56.84	56.84	56.84	hmstd 10500 l	53980 b	
Hmstd RB	368.96	417.58	429.66	429.66	429.66			
Net Tax	2225.16	2330.12	2299.72	2299.72	2299.72			
Sp-Asmnt	33.23	29.03	29.03	29.03				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1630		a	*MAIN
	F	G		480	11520	b	GRAGE
	P	P		121	360	c	PORCH
	OMP	P		6	210	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
389	1	2026-09-25	OSBORN BARBARA JEAN	1WD		255000	30000	154230
288	1	2017-06-20	FLINN ROBERTA	1FD		159250	6510	117060
175	1	2007-05-09	LINDSEY EVERETT R TRUSTE	1FD	*	0	6000	126000
8	1	1998-01-07	LINDSEY BETTY J 1996 HOU	1WD		145710	0	0

Year	Land	Bldg	Total	Net Tax
2022	7000	47050	54050	2072.20
2021	7000	47050	54050	2079.90

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		



130 OAK LANE 43326

Occupancy 5 Condo
Story Height 1
Floor Level
Shingle

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Main	FRAME		1630	125050
Subtotal				125050
Roof	GABLE			

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	2900
Floor/Carpet	X	Plumbing	2100
Floor/Concrete	X	Garages and Carports	11520
Floor/Tile-Lino	X	Extra Features	1930
Number of Rooms	5	Total Value	143500
Bedrooms	3		
		PUB ELECTRIC	
Central Heat	A	PUB GAS	
FORCED AIR		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		1630		B	1997GD	186550	.22		210990

	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: