

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-532017.0000  
R49

RES  
2025

sale

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

2022 BAUM NANCY J	1998-09-29
2023 BAUM NANCY J	1998-09-29
2024 BAUM NANCY J	1998-09-29
2025 BAUM NANCY J	1998-09-29
132 OAK LANE	1998-09-29 OAKRIDGE CONDOMINIUM
	1WD UNIT 1
	\$114,900

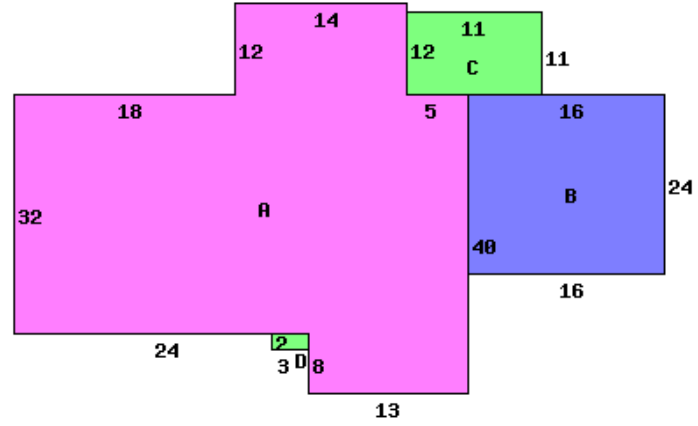
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	550	550	550	550	550
Acres					
Land100%	20000	30000	30000	30000	30000
Bldg100%	124000	145570	145570	145570	145560
Totl100%	144000t	175570t	175570t	175570t	175560t
Cauvl00%					
Tax Value:					
Land 35%	7000	10500	10500	10500	10500
Bldg 35%	43400	50950	50950	50950	50950
Totl 35%	50400t	61450t	61450t	61450t	61450t
Hmstd35%	50400	61450	61450	61450	
Owner Oc	48.90	54.38	54.32	54.18	hmstd 10500 l 50950 b
Hmstd RB					
Net Tax	2305.44	2472.24	2618.60	2601.12	
Sp-Asmnt	27.00	33.23	29.03	29.03	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1456			
	F	G		384	9220	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
568	1	1998-09-29	BAUM NANCY J	1WD	114900	0	0

Year	Land	Bldg	Total	Net Tax
2021	7000	43400	50400	2314.06
2020	7000	43400	50400	2003.14

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



132 OAK LANE 43326

Occupancy	5 Condo	*DWELLING COMPUTATIONS
Story Height	1	Sq-Ft Value
Floor Level	Main	FRAME 1456 114600
Shingle	Subtotal	114600
	Roof	GABLE
Plaster/Drywall	D	Air Conditioning 2560
Floor/Carpet	X	Plumbing 2100
Floor/Tile-Lino	L	Garages and Carports 9220
Number of Rooms	6	Extra Features 1930
Bedrooms	2	Total Value 130410
Central Heat	A	PUB PAVED ST/RD
FORCED AIR		
Central A/C	A	Neighborhood:
Plumbing		Code: 3700
Standard	1	Dwl/Gar/NC% 1.0600
Extra 3 Fixture	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Fnc	True
1 DWELLING	1 F/C			Grade	Value	Dpr Dpr	Value
		1456		B	1998GD	.19	145560
site value	acres/	effective	depth	actual	effective	extended	true
	frontage	frontage	depth	rate	rate	value	value
			factor				30000