PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-532017.0000 RES
R49 2026

sale

2023 BAUM NANCY J	1998-09-29	
2024 BAUM NANCY J	1998-09-29	
2025 BAUM NANCY J	1998-09-29	
2026 BAUM NANCY J	1998-09-29	OAKRIDGE CONDOMINIUM
132 OAK LANE	1WD	UNIT 1
	$114,900	
KENTON OH 43326		

Orig Tax Year 1998
Parent: 36-532017.0000

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

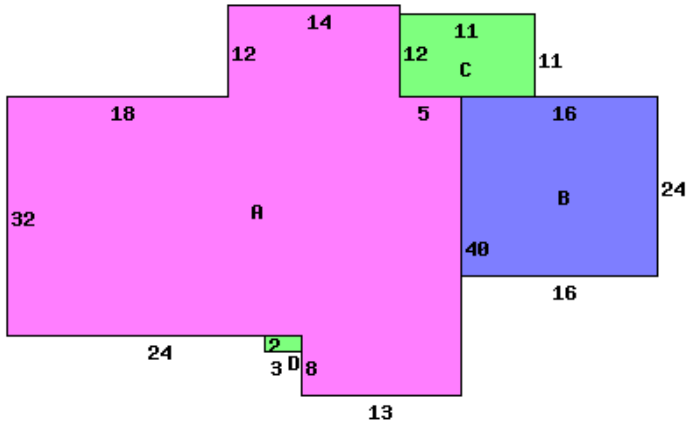
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	550	550	550	550	0	550	550	550
Acres								
Land100%	30000	30000	30000	30000		30000	30000	30000
Bldg100%	145570	145570	145570	145570		145570	199110	199110
Totl100%	175570t	175570t	175570t	175570t		175570t	229110t	229110t
Cauv100%								
Tax Value:								
Land 35%	10500	10500	10500	10500		10500	10500	10500
Bldg 35%	50950	50950	50950	50950		50950	69690	69690
Totl 35%	61450t	61450t	61450t	61450t		61450t	80190t	80190t
Hmstd35%	61450	61450	61450	61450		61450	80190	
Owner Oc	54.38	54.32	54.18	54.18	54.18	hmstd 10500 l	50950 b	
Hmstd RB								
Net Tax	2472.24	2618.60	2601.12	2601.12	2601.12			
Sp-Asmnt	33.23	29.03	29.03	29.03				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1456		a	*MAIN
	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
2022	7000	43400	50400	2305.44
2021	7000	43400	50400	2314.06

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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1456	114600
	Subtotal			114600
Shingle	Roof	GABLE		

B 1 2 U A

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%	1.4500
Extra 3 Fixture	1		

	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		1456		B	1998GD	169530	.19		199110

	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:

36-532017.0000-v082020R