PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-780009.0000 RES
T72 2024

sale

2021	CHUTE LYNN A	2016-08-08
2022	CHUTE LYNN A	2016-08-08
2023	CHUTE LYNN A	2016-08-08
2024	CHUTE LYNN A	2016-08-08 GREEN MEADOWS 9
	104 CLOVER LANE	1QC PT S2 SE4 KENTON LANDS
		$0 .072A
	KENTON OH 43326	

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

Tax Year	2021	2022	2023	2024	2024	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	16600	16600	18800	18800	18800	18810
Bldg100%	85430	85430	96860	96860	96860	96870
Totl100%	102030t	102030t	115660t	115660t	115660t	115680t
Cauv100%						
Tax Value:						
Land 35%	5810	5810	6580	6580	6580	6580
Bldg 35%	29900	29900	33900	33900	33900	33900
Totl 35%	35710t	35710t	40480t	40480t	40480t	40490t
Hmstd35%						
Owner Oc	34.64	34.64	35.82	35.78	35.78	
Hmstd RB					417.58	
Net Tax	1639.56	1633.48	1628.58	1725.00	1307.42	
Sp-Asmnt	21.00	21.00	29.00	21.00		

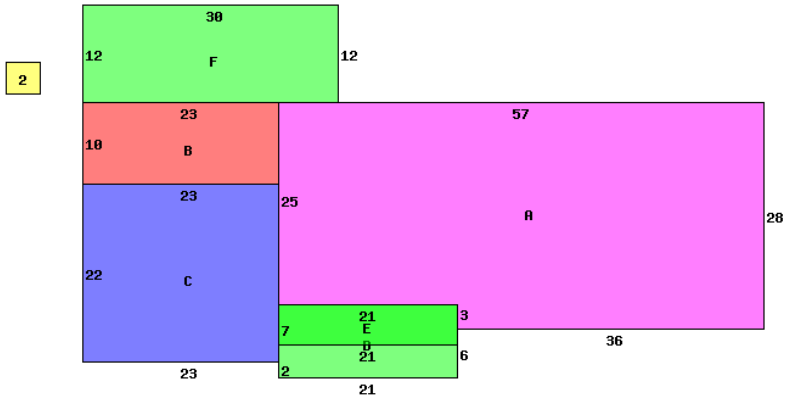
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1533		a	*MAIN
1	F	A		230		b	ADDTN
	F2	G		506	12140	c	GRAGE
	STP	P		189	760	d	PORCH
	RFX	P		105	1050	e	PORCH
	PAT	P		360	1080	f	PORCH

#: 96 L/W
368400960000 .072A

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
339	1	2016-08-08	CHUTE LYNN A	1QC *	0	13740	68740
508	1	2015-10-02	LANE MARILYN L	1WD	85000	13740	68740
55	1	2007-02-05	BATTLES THOMAS A & SUSAN	1WD	110000	12660	67970
587	1	2005-08-31	MARSHALL BERNARD EDWARD	1WD	59900	11510	59770
586	1	2005-08-31	WACHOVIA BANK OF DELAWAR	1SH	70000	11510	59770
296	1	2001-07-09	KAHLER EMRY C	1QC *	0	11510	56800
178	1	1998-04-17	KAHLER EMERY ETAL	1CT *	0	12140	53740
223	1	1996-06-17	KAHLER BARBARA E	1CT *	0	12200	50510

Year	Land	Bldg	Total	Net Tax
2020	5810	29900	35710	1419.30
2019	5530	24530	30060	1153.08

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



104 CLOVER LANE DR 43326

Occupancy 1 Single Family

Story Height 1
Floor Level Main FRAME
Subtotal
Metal Roof GABLE

*DWELLING COMPUTATIONS

	Sq-Ft	Value
	1763	128680
		128680

B 1 2 U A

Plaster/Drywall	D	Fireplaces	2000
Panelled Wall	X	Air Conditioning	3070
Floor/Pine	X	Plumbing	2100
Floor/Carpet	X	Garages and Carports	12140
Number of Rooms	6	Extra Features	2890
Bedrooms	3	Total Value	150880
Fireplace		PUB PAVED ST/RD	
Openings	1		
Stacks	1	Neighborhood:	
Central Heat	A	Code:	3660
FORCED AIR		Dwl/Gar/NC%	1.0700
Central A/C	A		
Plumbing			
Standard	1		
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		1763		C	1969AV	150880	.40		96870
2	Shed	*PP	8X8	64			2011AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	106.0000	125.00	101	81	180	146	18250	18250
rear lot		20.00	156	37	75	28	560	560

Call Back: Sign: PSN Date: 2015-02-23 Lister: 36-780009.0000-v082020R