PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-780009.0000 RES
T72 2026

sale

2023 CHUTE LYNN A 2016-08-08
2024 CHUTE LYNN A 2016-08-08
2025 CHUTE LYNN A 2016-08-08
2026 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:– 44.66 — 47.03 — 46.74 — 46.74 — a/r

	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	18800	18800	18800	18800		18800	21570	21560
Bldg100%	96860	96860	96860	96860		96860	135800	135790
Totl100%	115660t	115660t	115660t	115660t		115660t	157370t	157350t
Cauv100%								
Tax Value:								
Land 35%	6580	6580	6580	6580		6580	7550	7550
Bldg 35%	33900	33900	33900	33900		33900	47530	47530
Totl 35%	40480t	40480t	40480t	40480t		40480t	55080t	55070t
Hmstd35%								
Owner Oc	35.82	35.78	35.68	35.68	35.68			
Hmstd RB		417.58	429.66	429.66	429.66			
Net Tax	1628.58	1307.42	1283.82	1283.82	1283.82			
Sp-Asmnt	29.00	21.00	24.00	24.00				

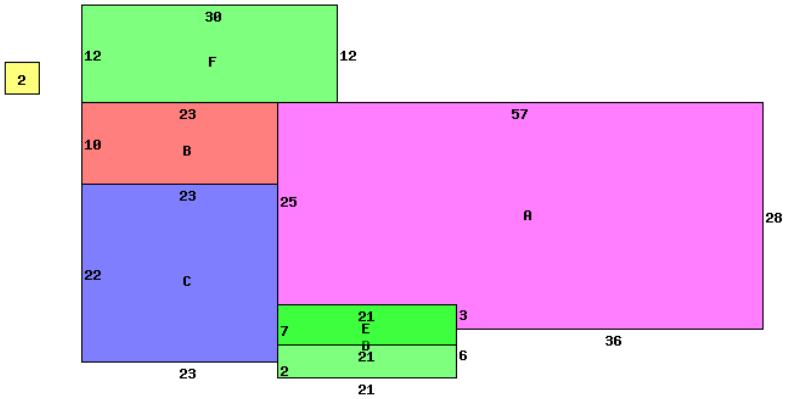
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1533		a	*MAIN
1	F	A		230		b	ADDTN
	F2	G		506	12140	c	GRAGE
	STP	P		189	760	d	PORCH
	RFX	P		105	1050	e	PORCH
	PAT	P		360	1080	f	PORCH

#: 96 L/W
3684009600000 .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
2022	5810	29900	35710	1633.48
2021	5810	29900	35710	1639.56

project		ben acres	/ %	factor
131 BLANCHARD RIVER MAINT	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			
921 BLANCHARD RIVER MAINT	XA/2023			
235 KELLOGG #983 - BLANCHARD	XA/2025			



104 CLOVER LANE DR 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1763	128680
	Subtotal			128680
Metal	Roof	GABLE		

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%	1.5000
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		135790
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	207	168	21000	21000
rear lot		20.00	156	37	75	28	560	560

Call Back: Sign: PSN Date: 2015-02-23 Lister: