PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-780019.0000 RES
T77 2026

sale

2023 SHODA JOELLA & JOEL A	2018-09-07	
2024 SHODA JOELLA & JOEL A	2018-09-07	
2025 SHODA JOELLA & JOEL A	2018-09-07	
2026 SHODA JOELLA & JOEL A E	2018-09-07	GREEN MEADOWS S PT 19
107 CLOVER LANE DR	1WD	
	$122,000	
KENTON OH 43326		

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	14200	14200	14200	14200		14200	16400	16400
Bldg100%	118860	118860	118860	118860		118860	166630	166630
Totl100%	133060t	133060t	133060t	133060t		133060t	183030t	183030t
Cauv100%								
Tax Value:								
Land 35%	4970	4970	4970	4970		4970	5740	5740
Bldg 35%	41600	41600	41600	41600		41600	58320	58320
Totl 35%	46570t	46570t	46570t	46570t		46570t	64060t	64060t
Hmstd35%								
Owner Oc			41.06	41.06	41.06			
Hmstd RB								
Net Tax	1914.78	2025.66	1971.24	1971.24	1971.24			
Sp-Asmnt	25.00	21.00	24.00	24.00				

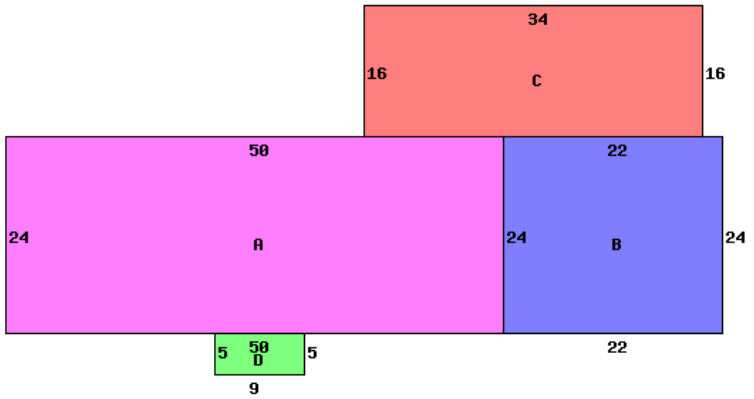
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1200		a	*MAIN
	F2	G		528	12670	b	GRAGE
1	F/C	A		544		c	ADDTN
	OFP	P		45	1350	d	PORCH

9-07-2018 ETAL IS KATHERINE BAUM

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
430	1	2018-09-07	SHODA JOELLA & JOEL A ETA	1WD		122000	11910	85230
538	1	2001-10-24	TUTTLE J GREGORY	1WD		65000	9030	53570
919	1	1991-11-12		1UN	*	0	0	53030
820	1	1991-10-10		1WD		49500	0	53030

Year	Land	Bldg	Total	Net Tax
2022	4380	36410	40790	1905.44
2021	4380	36410	40790	1912.38

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				



107 CLOVER LANE DR 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1744	128850
	Basement		1200	22360
	Subtotal			151210
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall		X	Air Conditioning	3020
Unfinished Wall	X		Plumbing	1400
Floor/Carpet		X	Garages and Carports	12670
Number of Rooms	1	5	Extra Features	2600
Bedrooms		3	Total Value	170900
Central Heat		A	PUB PAVED ST/RD	
Central A/C		A	Neighborhood:	
Plumbing			Code:	3660
Standard	1		Dwl/Gar/NC%	1.5000
Extra 2 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 B F		1744		C	1971GD	170900	.35		166630

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	100.0000	100.00	95	79	207	164	16400	16400

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