PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-780020.0000 RES
T76 2025

sale

2022	OGLESBEE JAMES D III	2019-11-25
2023	PATTON EDGAR B & GLOR	2022-08-22
2024	PATTON EDGAR B & GLOR	2022-08-22
2025	PATTON EDGAR B & GLORIA	2022-08-22 GREEN MEADOWS 20
	105 CLOVER LANE	1SD
		$195,000
	KENTON OH 43326	

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

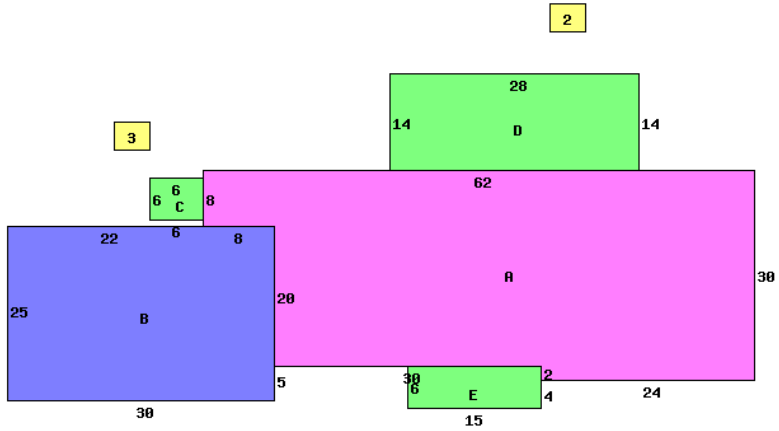
	2022	2023	2024	2025			
Tax Year							CAMA
Prop Cls	510	510	510	510			510
Acres							
Land100%	16600	18910	18910	18910			18900
Bldg100%	96940	128230	128230	128230			128220
Totl100%	113540t	147140t	147140t	147140t			147120t
Cauv100%							
Tax Value:							
Land 35%	5810	6620	6620	6620			6620
Bldg 35%	33930	44880	44880	44880			44880
Totl 35%	39740t	51500t	51500t	51500t			51490t
Hmstd35%				50830			
Owner Oc		45.58	45.52	44.80	hmstd	6620 l	44210 b
Hmstd RB		368.96	417.58	429.66			
Net Tax	1856.40	1702.96	1777.02	1750.90			
Sp-Asmnt	21.00	25.00	21.00	24.00			

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1624		a	*MAIN
	F2	G		750	18000	b	GRAGE
	DK	P		36	540	c	PORCH
	PAT	P		392	1180	d	PORCH
	STP	P		90	360	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
428	1	2022-08-22	PATTON EDGAR B & GLORIA J	1SD		195000	16600	96940
531	1	2019-11-25	OGLESBEE JAMES D III & ST	1WD		120000	15800	79430
302	1	2019-08-29	GORDON DEBBIE K & KAREN H	1AF	*	0	15800	79430
452	1	2018-09-18	HILL VICKI K	1WD		125000	15800	79430
214	1	1994-03-21	CONNOLLY CLARENCE E & IO	1WD	*	0	0	75510

Year	Land	Bldg	Total	Net Tax
2021	5810	33930	39740	1863.16
2020	5810	33930	39740	1618.28

p r o j e c t			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			



105 CLOVER LANE DR 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1624	124590
	Basement		904	16880
	Subtotal			141470
Shingle	Roof	GABLE		

	B 1 2 U A			
Plaster/Drywall	X X	904 sq ft	Basement Finish	9760
Unfinished Wall	X		Fireplaces	2000
Floor/Carpet	X		Air Conditioning	2890
Floor/Tile-Lino	L L		Plumbing	4200
Number of Rooms	2 7		Garages and Carports	18000
Bedrooms	3		Extra Features	3280
			Total Value	181600
Fireplace				
Openings	1		PUB PAVED ST/RD	
Stacks	1			
Central Heat	A		Neighborhood:	
FORCED AIR			Code:	3660
Central A/C	A		Dwl/Gar/NC%	1.0700
Plumbing				
Standard	1			
Extra 3 Fixture	2			

	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		2528		C	1966GD	181600	.35		126300
2	P	OFP	10X10	100		D	2018AV	2400	.20		1920
3	Shed	*PP	8X10	80			2022AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	110.0000	100.00	168	105	180	189	18900	18900

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

36-780020.0000-v082020R