

BUCK TWP
KENTON SD

00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-010086.0000
M10

RES
2025

sale

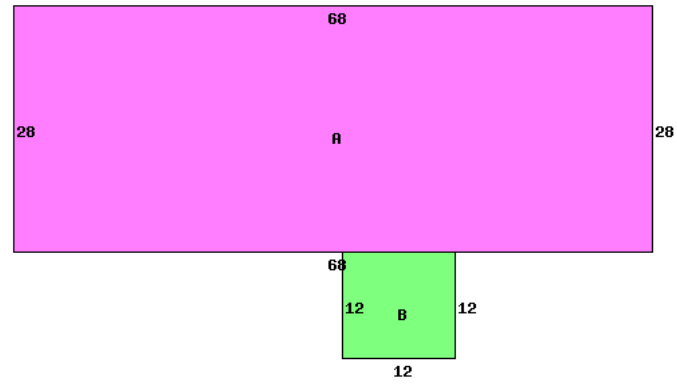
Eff Rate:- 49.50 — 43.46 — 45.84 — 45.54 — a/r

2022 OSBUN NANCY JO	2007-01-08			
2023 OSBUN NANCY JO	2007-01-08			
2024 OSBUN NANCY JO	2007-01-08			
2025 OSBUN NANCY JO	2007-01-08	10678	2.00A	
13491 TR 135	1WD			
KENTON OH 43326	\$0			

Tax Year	2022	2023	2024	2025	
Prop Cls	511	511	511	511	CAMA
Acres	2.0000	2.0000	2.0000	2.0000	511
Land100%	15600	20000	20000	20000	20000
Bldg100%	74660	109690	109690	109690	109690
Totl100%	90260t	129690t	129690t	129690t	129690t
Cauvl00%					
Tax Value:					
Land 35%	5460	7000	7000	7000	7000
Bldg 35%	26130	38390	38390	38390	38390
Totl 35%	31590t	45390t	45390t	45390t	45390t
Hmstd35%	30540	43640	43640	43640	
Owner Oc	28.78	37.42	37.38	37.26	hmstd 5250 l 38390 b
Hmstd RB					
Net Tax	1415.66	1779.48	1887.62	1874.74	
Sp-Asmnt	25.32	25.32	40.99	44.36	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE			
1	F/C	M		1904	2160	a	*MAIN	
	DK	P		144		b	PORCH	
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd	
6	1	2007-01-08	OSBUN NANCY JO	1WD *	0	0	0	
Year	Land	Bldg	Total	Net Tax				
2021	5460	26130	31590	1420.94				
2020	5460	26130	31590	1226.14				
Project				ben acres	/ %	factor		
500	HARDIN COUNTY LANDFILL		XA/2025					
902	MAIN DISTRICT CONSERVANCY		XA/2025					
279	SILVER CREEK - SCIOTO RIVER		XA/2025					

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Occupancy 4 M/H on Real Estate		*DWELLING COMPUTATIONS	
Story Height 1		Sq-Ft	Value
Floor Level	Main	1904	133110
	Subtotal		133110
Shingle	Roof		
	B 1 2 U A		
Plaster/Drywall	D	Air Conditioning	3260
Floor/Carpet	X	Plumbing	2100
Floor/Tile-Lino	X	Extra Features	2160
Number of Rooms	7	Total Value	140630
Bedrooms	3		
Central Heat	A	PUB ELECTRIC	
FORCED AIR		PRIV WATER	
Central A/C	A	PRIV SEWER	
Plumbing		PUB PAVED ST/RD	
Standard	1	Neighborhood:	
Extra 2 Fixture	1	Code:	400
Extra Fixture	1	Dwl/Gar/NC%	1.2500

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 MH/REAL	1 F/C	FtxFt	Rate	Grade	Cond	Dpr	Dpr	Value
2 Shed	*PP	Area		MHD	2000AV	.22		109690
		1904		OLD/	112500			0
	acres/	effective	depth	actual	effective	extended	true	
homesite	frontage	frontage	depth	rate	rate	value	value	
small acreage	1.0000	1.0000	factor	15000	15000	15000	15000	
				5000	5000	5000	5000	

Call Back:

Sign: PSN Date: 2015-08-10 Lister:

04-010086.0000-v082020R