BUCK TWP
KENTON SD 00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-010086.0000 RES
M10 2026

sale

2023 OSBUN NANCY JO	2007-01-08	
2024 OSBUN NANCY JO	2007-01-08	
2025 OSBUN NANCY JO	2007-01-08	
2026 OSBUN NANCY JO	2007-01-08 10678	2.00A
13491 TR 135	1WD	
	$0	
KENTON OH 43326		

Orig Tax Year 2008
Parent: 04-010044.0000

Eff Rate:- 43.46 45.84 45.54 45.54 a/r

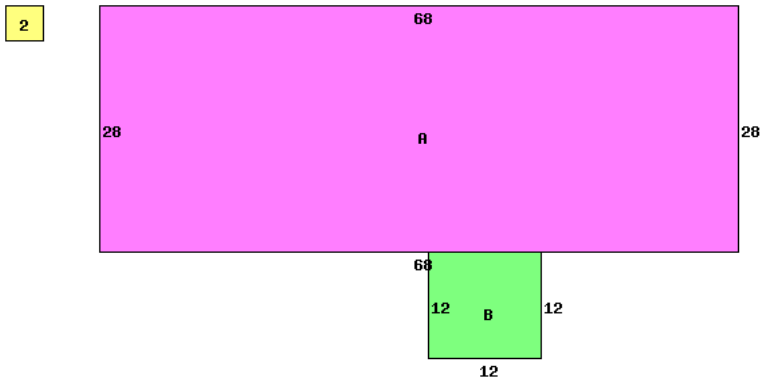
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	2.0000	2.0000	2.0000	2.0000	2.0000			
Land100%	20000	20000	20000	20000		20000	22260	22250
Bldg100%	109690	109690	109690	109690		109690	157940	157950
Totl100%	129690t	129690t	129690t	129690t		129690t	180200t	180200t
Cauv100%								
Tax Value:								
Land 35%	7000	7000	7000	7000		7000	7790	7790
Bldg 35%	38390	38390	38390	38390		38390	55280	55280
Totl 35%	45390t	45390t	45390t	45390t		45390t	63070t	63070t
Hmstd35%	43640	43640	43640	43640		43640	61320	
Owner Oc	37.42	37.38	37.26	37.26	37.26	hmstd 5250 l	38390 b	
Hmstd RB								
Net Tax	1779.48	1887.62	1874.74	1874.74	1874.74			
Sp-Asmnt	25.32	40.99	44.36	44.36				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1904		a	*MAIN
	DK	P		144	2160	b	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
6	1	2007-01-08	OSBUN NANCY JO	1WD *	0	0	0

Year	Land	Bldg	Total	Net Tax
2022	5460	26130	31590	1415.66
2021	5460	26130	31590	1420.94

project		ben acres	/ %	factor
500 HARDIN COUNTY LANDFILL	XA/2025			
902 MAIN DISTRICT CONSERVANCY	XA/2025			
279 SILVER CREEK - SCIOTO RIVER	XA/2025			



13491 TR 135 43326

Occupancy 4 M/H on Real Estate

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1904	133110
	Subtotal			133110
Shingle	Roof	GABLE		

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		
		PUB ELECTRIC	
Central Heat	A	PRIV WATER	
FORCED AIR		PRIV SEWER	
Central A/C	A	PUB PAVED ST/RD	
Plumbing			
Standard	1	Neighborhood:	
Extra 2 Fixture	1	Code:	400
Extra Fixture	1	Dwl/Gar/NC%	1.8000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	MH/REAL	1 F/C		1904		MHD	2000AV	112500	.22		157950
2	Shed	*PP	12X12	144			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	1.0000				5000	5000	5000	5000

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