GOSHEN TWP
KENTON SD 00130

Hardin County, Ohio
Michael T. Bacon, Auditor

14-120008.0000 RES
D14 2026

sale

2023 OSBUN RYAN	2010-08-13	
2024 OSBUN RYAN	2010-08-13	
2025 OSBUN RYAN	2010-08-13	
2026 OSBUN RYAN	2010-08-13 E PT SE 1/4 S21 .704A	
20695 CR 110	2WD	
	$95,000	
KENTON OH 43326		

Eff Rate:– 44.77 — 47.15 — 46.85 — 46.85 — a/r

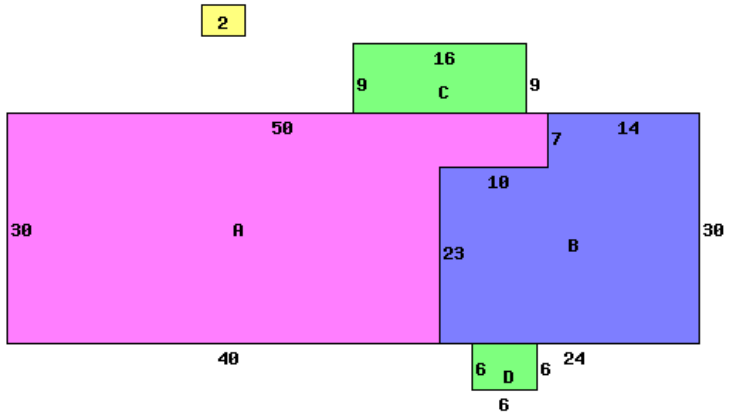
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	.7000	.7000	.7000	.7000	.7000			
Land100%	12600	12600	12600	12600		12600	14490	14490
Bldg100%	112890	112890	112890	112890		112890	141110	141120
Totl100%	125490t	125490t	125490t	125490t		125490t	155600t	155610t
Cauv100%								
Tax Value:								
Land 35%	4410	4410	4410	4410		4410	5070	5070
Bldg 35%	39510	39510	39510	39510		39510	49390	49390
Totl 35%	43920t	43920t	43920t	43920t		43920t	54460t	54460t
Hmstd35%	43170	43170	43170	43170		43170	53520	
Owner Oc	38.44	38.40	38.28	38.28	38.28	hmstd 4410 l	38760 b	
Hmstd RB								
Net Tax	1771.44	1876.06	1863.60	1863.60	1863.60			
Sp-Asmnt	18.00	23.35	21.00	21.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1270		a	*MAIN
	F	G		650	15600	b	GRAGE
	EFP	P		144	5760	c	PORCH
	STP	P		36	140	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
383	2	2010-08-13	OSBUN RYAN	2WD	95000	8830	85940
121	8	2010-04-02	BRIEN DONALD ETAL	8	0	8830	85940
104	0	1986-02-13		*	0	0	51910
103	0	1986-02-15		*	0	0	51910

Year	Land	Bldg	Total	Net Tax
2022	3700	39570	43270	2012.26
2021	3700	39570	43270	2019.56

project			ben acres	/ %	factor
500	HARDIN COUNTY LANDFILL	XA/2025			
362	SANDERS DITCH-TYMOCHTEE	XA/2025			
387	SANDERS DITCH	XA/2024			



20695 CR 110 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1270	104990
	Basement		1270	23510
	Subtotal			128500
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Plumbing	1400
Unfinished Wall	X	Garages and Carports	15600
Floor/Carpet	X	Extra Features	7180
Number of Rooms	6	Total Value	152680
Bedrooms	2		
		PUB ELECTRIC	
Central Heat	A	PRIV WATER	
ELECTRIC		PRIV SEWER	
Plumbing		PUB PAVED ST/RD	
Standard	1		
Extra 2 Fixture	1	Neighborhood:	
		Code:	1400
		Dwl/Gar/NC%	1.5500

	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		1270		C-	1973AV	137410	.35		138440
2	Garage		18X20	360		D	OLD/PR	6910	.75		2680

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	.7000				17250	17250	14490	14490

Call Back: Sign: PSN Date: 2015-05-14 Lister:

14-120008.0000-v082020R