

GOSHEN TWP
KENTON SD

00130

Hardin County, Ohio
Michael T. Bacon, Auditor

14-120008.0000
D14

RES
2025

sale

Eff Rate:- 51.44 — 44.77 — 47.15 — 46.85 — a/r

2022 OSBUN RYAN	2010-08-13
2023 OSBUN RYAN	2010-08-13
2024 OSBUN RYAN	2010-08-13
2025 OSBUN RYAN	2010-08-13 E PT SE 1/4 S21 .704A
2025 OSBUN RYAN	20695 CR 110
	2WD
	\$95,000
KENTON OH 43326	

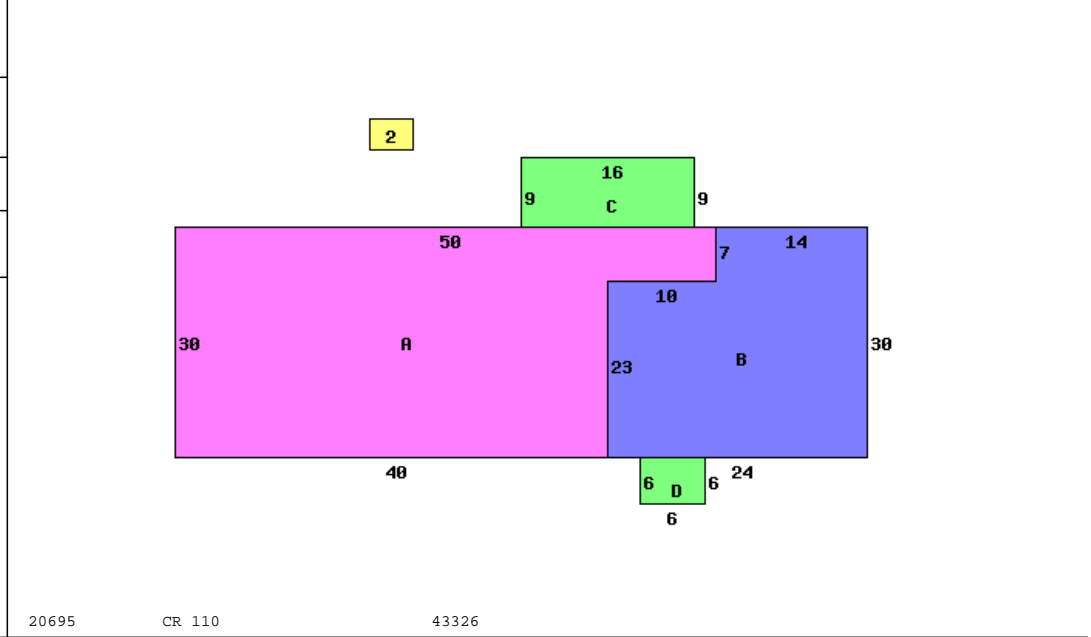
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	.7000	.7000	.7000	.7000	
Land100%	10570	12600	12600	12600	12600
Bldg100%	113060	112890	112890	112890	112890
Totl100%	123630t	125490t	125490t	125490t	125490t
Cauvl00%					
Tax Value:					
Land 35%	3700	4410	4410	4410	4410
Bldg 35%	39570	39510	39510	39510	39510
Totl 35%	43270t	43920t	43920t	43920t	43920t
Hmstd35%	42640	43170	43170	43170	
Owner Oc	42.22	38.44	38.40	38.28	hmstd 4410 l 38760 b
Hmstd RB					
Net Tax	2012.26	1771.44	1876.06	1863.60	
Sp-Asmnt	18.00	18.00	23.35	21.00	

SHB+ 1 B	CONS F	TYPE M	FACT	SQ-FT 1270	VALUE	a *MAIN
	F	G		650	15600	b GRAGE
	EPF	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
2021	3700	39570	43270	2019.56
2020	3700	39570	43270	1753.14

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	
Story Height 1	Sq-Ft	Value
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	
Central Heat	A	PUB ELECTRIC
ELECTRIC		PRIV WATER
Plumbing		PRIV SEWER
Standard	1	PUB PAVED ST/RD
Extra 2 Fixture	1	Neighborhood:
		Code: 1400
		Dwl/Gar/NC% 1.2400

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F	1270		C-	1973AV	.35		110750
2 Garage		18X20	360	D	OLD/PR	.75		2140
homesite		acres/	effective	depth	actual	effective	extended	true
		frontage	frontage	depth	rate	rate	value	value
		.7000			15000	15000	12600	12600