GOSHEN TWP
KENTON SD 00130

Hardin County, Ohio
Michael T. Bacon, Auditor

14-200018.0000 RES
C105 2026

sale

2023 OSBORN MELINDA K & LA		1996-12-27
2024 OSBORN MELINDA K & LA		1996-12-27
2025 OSBORN MELINDA K & LA		1996-12-27
2026 OSBORN MELINDA K & LARR		1996-12-27 PT S2 NE4 S29 3.00A
10271 TR 215		1WD
		$0
KENTON OH 43326		

Orig Tax Year 1997
Parent: 14-200003.0000

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

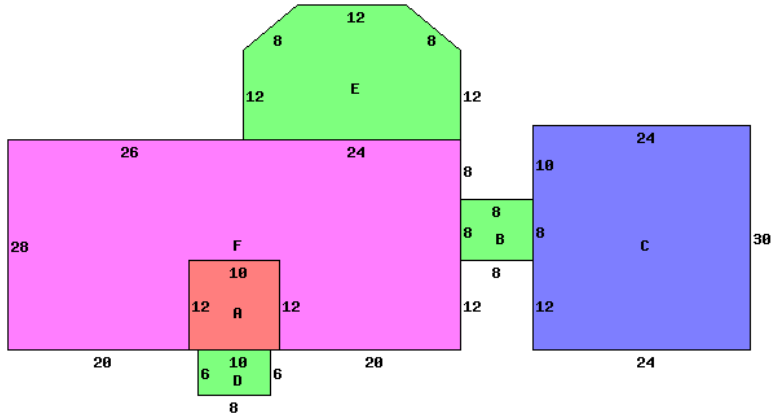
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.0000	3.0000	3.0000	3.0000	3.0000			
Land100%	25000	25000	25000	25000		25000	27260	27250
Bldg100%	236600	236600	236600	236600		236600	295740	295750
Totl100%	261600t	261600t	261600t	261600t		261600t	323000t	323000t
Cauv100%								
Tax Value:								
Land 35%	8750	8750	8750	8750		8750	9540	9540
Bldg 35%	82810	82810	82810	82810		82810	103510	103510
Totl 35%	91560t	91560t	91560t	91560t		91560t	113050t	113050t
Hmstd35%			88060	88060		88060	109550	
Owner Oc			78.10	78.10	78.10	hmstd 5250 l	82810 b	
Hmstd RB								
Net Tax	3773.06	3991.08	3886.72	3886.72	3886.72			
Sp-Asmnt	21.04	43.84	30.16	30.16				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	A		120		a	ADDTN
	EBW	P		64	2560	b	PORCH
	F	G		720	17280	c	GRAGE
	OFP	P		48	1440	d	PORCH
	DK	P		396	5940	e	PORCH
2	F/C	M		1280		f	*MAIN

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
580	1	1996-12-27	OSBORN MELINDA K & LARRY	1WD *	0	0	0

Year	Land	Bldg	Total	Net Tax
2022	6510	71910	78420	3723.44
2021	6510	71910	78420	3736.66

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



10271 TR 215 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1400	111360
	Full Upper	FRAME	1280	63570
	Subtotal			174930
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	D	Air Conditioning	4740
Floor/Carpet	X	X	Plumbing	2100
Floor/Tile-Lino	X	X	Garages and Carports	17280
Number of Rooms	4	4	Extra Features	9940
Bedrooms		4	Total Value	208990
Central Heat	A		PUB ELECTRIC	
FORCED AIR			PRIV WATER	
Central A/C	A		PRIV SEWER	
Plumbing				
Standard	1		Neighborhood:	
Extra 3 Fixture	1		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	2 F/C		2680		C+	1996VG	229890	.17		295750

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	2.0000				5000	5000	10000	10000

Call Back: Sign: PSN Date: 2015-05-11 Lister: