

LYNN TWP  
KENTON SD

00250

Hardin County, Ohio  
Michael T. Bacon, Auditor

26-090020.0000  
A04

AGR  
2025

sale

Eff Rate:- 49.68 — 43.90 — 46.27 — 45.98 — a/r

2022 OSBORN RONALD E & JAN	2018-10-02		
2023 OSBORN RONALD E & JAN	2018-10-02		
2024 OSBORN RONALD E & JAN	2018-10-02		
2025 OSBORN RONALD E & JANET	2018-10-02	VMS 10046 36.54A	
14814 TR 85	3SD		
KENTON OH 43326	\$0		

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	101	101	101	101	101
Acres	36.5400	36.5400	36.5400	36.5400	
Land100%	65910	121630	121630	121630	121620
Bldg100%	359510	391940	391940	391940	391930
Totl100%	425430t	513570t	513570t	513570t	513550t
Cauvl00%					
Tax Value:					
Land 35%	23070	42570	42570	42570	42570
Bldg 35%	125830	137180	137180	137180	137180
Totl 35%	148900t	179750t	179750t	179750t	179740t
Hmstd35%	123400	136140	136140	136140	
Owner Oc	119.40	120.14	120.02	119.68	hmstd 5250 l 130890 b
Hmstd RB					
Net Tax	6701.98	7135.80	7563.90	7512.62	
Sp-Asmnt	92.63	89.07	127.60	143.82	

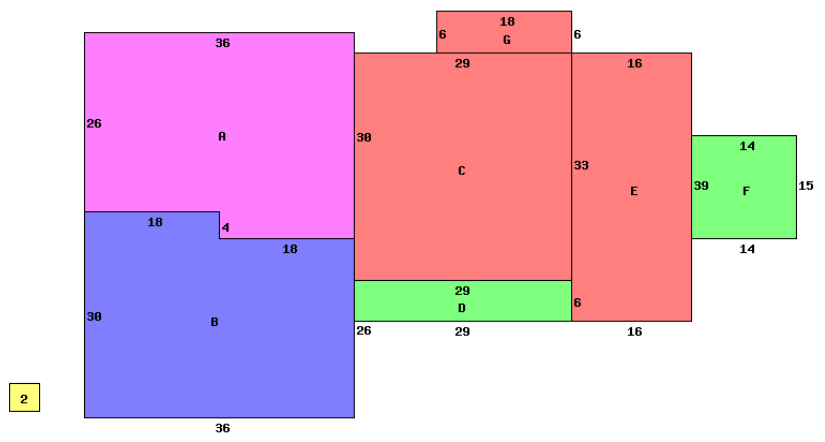
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 BA	F	M		1008		a	*MAIN
2 B	F	A		957	24190	b	GRAGE
1 B	OFFP	P		174	5220	c	ADDTN
1 B	F	A		624		d	PORCH
1 B	OFFP	P		210	6300	e	ADDTN
1 B	F	A		108		f	PORCH
						g	ADDTN

#: 19, L/W  
This parcel is mostly woods  
260900190000 28.28a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
394	3	2018-10-02	OSBORN RONALD E & JANET	3SD *	0	65310	304310

Year	Land	Bldg	Total	Net Tax
2021	23070	125830	148900	6727.42
2020	23070	125830	148900	5809.12

p r o j e c t		ben acres	/	%	factor
902	MAIN DISTRICT CONSERVANCY				XA/2025
137	FLAT BRANCH - SCIOTO				XA/2025
153	BUTCHER - SCIOTO RIVER				XA/2025
156	MCCOY 937 - SCIOTO				XA/2025
168	EWING - SCIOTO				XA/2025
500	HARDIN COUNTY LANDFILL				XA/2025



14814 CR 85 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	2697 173980
	Full Upper	FRAME	957 60340
	Qtr Story	FRAME	2016 6750
	Basement		2697 49600
	Subtotal		290670
Shingle	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X X X	2016 sq ft	Attic Finish 26870
Unfinished Wall	X		Fireplaces 2000
Floor/Carpet	X X X		Air Conditioning 9960
Floor/Concrete	X		Plumbing 4200
Number of Rooms	1 7 3 1		Garages and Carports 24190
Bedrooms	2 2		Extra Features 11520
			Total Value 369410
Fireplace			
Openings	1		PUB ELECTRIC
Stacks	1		PUB GAS
Central Heat	A		PRIV WATER
FORCED AIR			PRIV SEWER
Central A/C	A		PUB PAVED ST/RD
Plumbing			
Standard	1		Neighborhood:
Extra 3 Fixture	2		Code: 2600
			Dwl/Gar/NC% 1.1100

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 BAF		5670		B-	1993AV	443290	.24		373960
2 Garage		40X28	1120		C	2006AV	32370	.50		17970 LOFT
		acres/	effective	depth		actual	effective	extended		true
homesite		frontage	frontage	depth		rate	rate	value		value
other		1.0000		factor		15000	15000	15000		15000
		35.5400				3000	3000	106620		106620

Call Back:

Sign: PSN Date: 2015-04-02 Lister:

26-090020.0000-v082020R