LYNN TWP
KENTON SD 00250

Hardin County, Ohio
Michael T. Bacon, Auditor

26-090020.0000 AGR
A04 2026

sale

2023	OSBORN RONALD E & JAN	2018-10-02
2024	OSBORN RONALD E & JAN	2018-10-02
2025	OSBORN RONALD E & JAN	2018-10-02
2026	OSBORN RONALD E & JANET	2018-10-02 VMS 10046 36.54A
	14814 TR 85	3SD
		$0
	KENTON OH 43326	

Eff Rate: – 43.90 — 46.27 — 45.98 — 45.98 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	101	101	101	101	0	101	101	101
Acres	36.5400	36.5400	36.5400	36.5400	36.5400			
Land100%	121630	121630	121630	121630		121630	123860	123870
Bldg100%	391940	391940	391940	391940		391940	494310	494320
Totl100%	513570t	513570t	513570t	513570t		513570t	618170t	618190t
Cauv100%								
Tax Value:								
Land 35%	42570	42570	42570	42570		42570	43350	43350
Bldg 35%	137180	137180	137180	137180		137180	173010	173010
Totl 35%	179750t	179750t	179750t	179750t		179750t	216360t	216370t
Hmstd35%	136140	136140	136140	136140		136140	171120	
Owner Oc	120.14	120.02	119.68	119.68	119.68	hmstd 5250 l	130890 b	
Hmstd RB								
Net Tax	7135.80	7563.90	7512.62	7512.62	7512.62			
Sp-Asmnt	89.07	127.60	143.82	143.82				

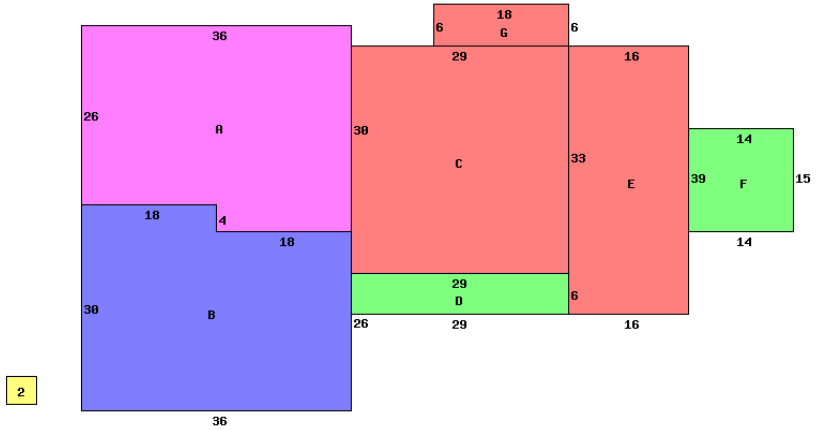
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 BA	F	M		1008		a	*MAIN
A	F2	G		1008	24190	b	GRAGE
2 B	F	A		957		c	ADDTN
	OFP	P		174	5220	d	PORCH
1 B	F	A		624		e	ADDTN
	OFP	P		210	6300	f	PORCH
1 B	F	A		108		g	ADDTN

#: 19, L/W
Thsi parcel is mostly woods
2609001900000 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
2022	23070	125830	148900	6701.98
2023	23070	125830	148900	6727.42

project			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

			Sq-Ft	Value
Story Height 2				
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%	1.4000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value	
1	DWELLING	1 BAF		5670		B-	1993AV	443290	.24		471660	
2	Garage		40X28	1120		C	2006AV	32370	.50		22660	LOFT

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
other	35.5400				3000	3000	106620	106620

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

26-090020.0000-v082020R