

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-280046.0000
D103

RES
2024

sale

Eff Rate:- 49.77 — 49.60 — 43.46 — 45.84 — a/r

2021	BRISTOLL WENDY M	2009-06-05			
2022	BRISTOLL WENDY M	2009-06-05			
2023	BRISTOLL WENDY M	2009-06-05			
2024	BRISTOLL WENDY M	2009-06-05			
	14165 OSBORN TR 112 DR		PT NW1/4 S28 .28A		
			LWD		
			\$81,500		
	KENTON OH 43326				

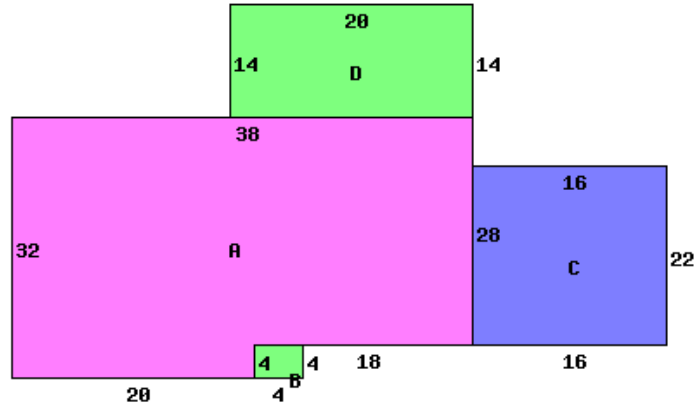
Tax Year	2021	2022	2023	2024	
Prop Cls	510	510	510	510	CAMA
Acres	.2800	.2800	.2800	.2800	510
Land100%	9970	9970	11400	11400	11400
Bldg100%	81200	81200	108090	108090	108080
Totl100%	91170t	91170t	119490t	119490t	119480t
Cauv100%					
Tax Value:					
Land 35%	3490	3490	3990	3990	3990
Bldg 35%	28420	28420	37830	37830	37830
Totl 35%	31910t	31910t	41820t	41820t	41820t
Hmstd35%	31910	31910	41820	41820	
Owner Oc	30.12	30.14	35.82	35.78	hmstd 3990 l 37830 b
Hmstd RB					
Net Tax	1437.62	1432.18	1638.48	1738.10	
Sp-Asmnt	21.00	21.00	25.00	21.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1144		a	*MAIN
	STP	P		16	60	b	PORCH
	F	G		352	8450	c	GRAGE
	EFP	F		280	11200	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
202	1	2009-06-05	BRISTOLL WENDY M	LWD	81500	5770	62140
679	1	1994-07-29	COLDREN PAULINE	LWD *	58000	0	43510
149	1	1991-03-06		LUN *	52000	0	35030

Year	Land	Bldg	Total	Net Tax
2020	3490	28420	31910	1240.80
2019	3330	22730	26060	972.30

Project		ben acres	/ %	factor
131	BLANCHARD RIVER MAINT			XA/2024
500	HARDIN COUNTY LANDFILL			XA/2024
921	BLANCHARD RIVER MAINT			XA/2023



14165 OSBORN DR TR 112 43326

Occupancy	1 Single Family	*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	1144 105580
	Subtotal		105580
Shingle	Roof	HIP	
Plaster/Drywall	X	Air Conditioning	2030
Floor/Hardwood	X	Plumbing	700
Floor/Carpet	X	Garages and Carports	8450
Number of Rooms	5	Extra Features	11260
Bedrooms	3	Total Value	128020
Central Heat	A	PUB ELECTRIC	
FORCED AIR		PRIV WATER	
Central A/C	A	PRIV SEWER	
Plumbing		PUB PAVED ST/RD	
Standard	1	Neighborhood:	
Extra Fixture	1	Code:	3300
		Dwl/Gar/NC%	1.3400

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Fnc	True
1 DWELLING	1 F/C			Grade	Cond	Dpr Dpr	Value
		1144		C	1959GD	128020	.37 108080
front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value
		95.00	150	100	120	120	11400 11400