

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-280046.0000
D103

RES
2025

sale

Eff Rate:- 49.60 — 43.46 — 45.84 — 45.76 — a/r

2022 BRISTOLL WENDY M	2009-06-05
2023 BRISTOLL WENDY M	2009-06-05
2024 BRISTOLL WENDY M	2009-06-05
2025 BRISTOLL WENDY M	2009-06-05 PT NW1/4 S28 .28A
14165 OSBORN TR 112 DR	LWD
KENTON OH 43326	\$81,500

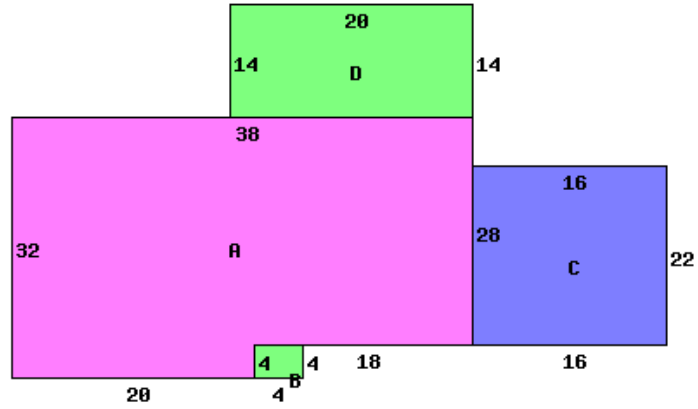
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	.2800	.2800	.2800	.2800	
Land100%	9970	11400	11400	11400	11400
Bldg100%	81200	108090	108090	108090	108080
Totl100%	91170t	119490t	119490t	119490t	119480t
Cauv100%					
Tax Value:					
Land 35%	3490	3990	3990	3990	3990
Bldg 35%	28420	37830	37830	37830	37830
Totl 35%	31910t	41820t	41820t	41820t	41820t
Hmstd35%	31910	41820	41820	41820	
Owner Oc	30.14	35.82	35.78	35.40	hmstd 3990 l 37830 b
Hmstd RB					
Net Tax	1432.18	1638.48	1738.10	1736.82	
Sp-Asmnt	21.00	25.00	21.00	24.00	

SHB+	CON	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1144		a	*MAIN
	STP	P		16	60	b	PORCH
	F	G		352	8450	c	GRAGE
	FFP	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
2021	3490	28420	31910	1437.62
2020	3490	28420	31910	1240.80

Project		ben acres	/ %	factor
131	BLANCHARD RIVER MAINT			XA/2025
500	HARDIN COUNTY LANDFILL			XA/2025
921	BLANCHARD RIVER MAINT			XA/2023
235	KELLOGG #983 - BLANCHARD			XA/2025



14165 OSBORN DR TR 112 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	1144	105580
Shingle	Main Subtotal	105580
	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			1959GD	128020	.37	108080
	acres/	effective	depth	actual	effective	extended	true
front lot	frontage	frontage	factor	rate	rate	value	value
		95.00	150	100	120	11400	11400