PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-280046.0000 RES
D103 2026

sale

2023 BRISTOLL WENDY M	2009-06-05	
2024 BRISTOLL WENDY M	2009-06-05	
2025 BRISTOLL WENDY M	2009-06-05	
2026 BRISTOLL WENDY M	2009-06-05 PT NW1/4 S28 .28A	
14165 OSBORN TR 112 DR	1WD	
	$81,500	
KENTON OH 43326		

Eff Rate: – 43.46 — 45.84 — 45.76 — 45.76 — a/r

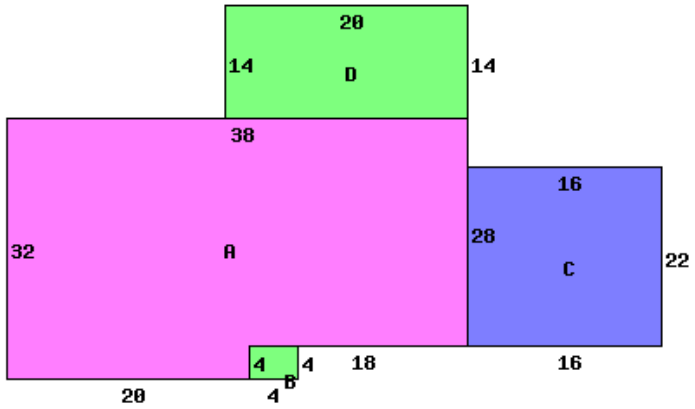
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres	.2800	.2800	.2800	.2800	.2800			
Land100%	11400	11400	11400	11400		11400	13110	13110
Bldg100%	108090	108090	108090	108090		108090	137110	137110
Totl100%	119490t	119490t	119490t	119490t		119490t	150230t	150220t
Cauv100%								
Tax Value:								
Land 35%	3990	3990	3990	3990		3990	4590	4590
Bldg 35%	37830	37830	37830	37830		37830	47990	47990
Totl 35%	41820t	41820t	41820t	41820t		41820t	52580t	52580t
Hmstd35%	41820	41820	41820	41820		41820	52580	
Owner Oc	35.82	35.78	35.40	35.40	35.40	hmstd 3990 l	37830 b	
Hmstd RB								
Net Tax	1638.48	1738.10	1736.82	1736.82	1736.82			
Sp-Asmnt	25.00	21.00	24.00	24.00				

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	P		280	11200	d	PORCH

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

Year	Land	Bldg	Total	Net Tax
2022	3490	28420	31910	1432.18
2021	3490	28420	31910	1437.62

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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1144	105580
	Subtotal			105580
Shingle	Roof	HIP		

B 1 2 U A

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		
Extra Fixture	1	Neighborhood:	
		Code:	3300
		Dwl/Gar/NC%	1.7000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		1144		C	1959GD	128020	.37		137110

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		95.00	150	100	138	138	13110	13110

Call Back: Sign: PSN Date: 2015-11-20 Lister:

33-280046.0000-v082020R