PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-280076.0000 RES
D108 2026

sale

2023 CLARK CHRISTINA ANN	2016-02-02	
2024 CLARK CHRISTINA ANN	2016-02-02	
2025 CLARK CHRISTY ANN	2016-02-02	
2026 CLARK CHRISTY ANN	2016-02-02 PT NW1/4 S28 .28A	
14184 OSBORN TR 112 DR	1QC	
	$0	
KENTON OH 43326		

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

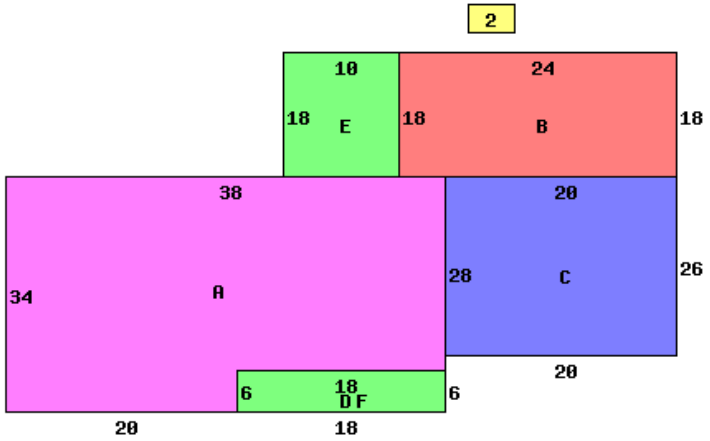
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres	.2800	.2800	.2800	.2800	.2800			
Land100%	11400	11400	11400	11400		11400	13110	13110
Bldg100%	154340	154340	154340	154340		154340	195800	195790
Totl100%	165740t	165740t	165740t	165740t		165740t	208910t	208900t
Cauv100%								
Tax Value:								
Land 35%	3990	3990	3990	3990		3990	4590	4590
Bldg 35%	54020	54020	54020	54020		54020	68530	68530
Totl 35%	58010t	58010t	58010t	58010t		58010t	73120t	73120t
Hmstd35%								
Owner Oc			49.10	49.10	49.10			
Hmstd RB								
Net Tax	2322.46	2460.62	2409.22	2409.22	2409.22			
Sp-Asmnt	25.00	21.00	24.00	24.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1184		a	*MAIN
1	F/C	A		432		b	ADDTN
	F2	G		520	12480	c	GRAGE
	RFX	P		108	1080	d	PORCH
	DK	P		180	2700	e	PORCH
	STP	P		108	430	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
34	1	2016-02-02	CLARK CHRISTY ANN	1QC	*	0	5770	112230
242	1	2013-05-16	CLARK JORDAN R & CHRISTY	1SD	*	83000	5770	118340
565	1	1991-07-18		1UN	*	0	0	48510
405	1	1991-05-28		1UN	*	0	0	48510
47	1	1990-01-24		1WD		55000	0	48510

Year	Land	Bldg	Total	Net Tax
2022	3490	47440	50930	2333.92
2021	3490	47440	50930	2342.58

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			



14184 OSBORN DR TR 112 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1616	123980
	Basement		680	12880
	Subtotal			136860
Metal	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall			X		
Panelled Wall			X		
Unfinished Wall	X				
Floor/Carpet			X		
Floor/Concrete	X				
Floor/Tile-Lino		L			
Number of Rooms	1	8			
Bedrooms			3		
Fireplace					
Openings		1			
Stacks		3			
Central Heat			A		
FA-SPACE					
Central A/C			A		
Plumbing					
Standard		1			
Extra 3 Fixture		1			

Fireplaces	6000
Air Conditioning	2880
Plumbing	2100
Garages and Carports	12480
Extra Features	4210
Total Value	164530
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
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 B F		1616		C	1973GD	164530	.30		195790
2	Shed	*PP	10X10	0			OLD/	0			0

	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:

33-280076.0000-v082020R