PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-280078.0000 RES
D106 2026

sale

2023	CONLEY KRYSTLE L & CU	2020-07-07
2024	CONLEY KRYSTLE L & CU	2020-07-07
2025	CONLEY KRYSTLE L & CU	2020-07-07
2026	CONLEY KRYSTLE L & CURT	2020-07-07 PT NW1/4 S28 .861A
	14232 OSBORNE TR 112 DR	1SD
		$150,000
	KENTON OH 43326	

Eff Rate:- 43.46 45.84 45.76 45.76 a/r

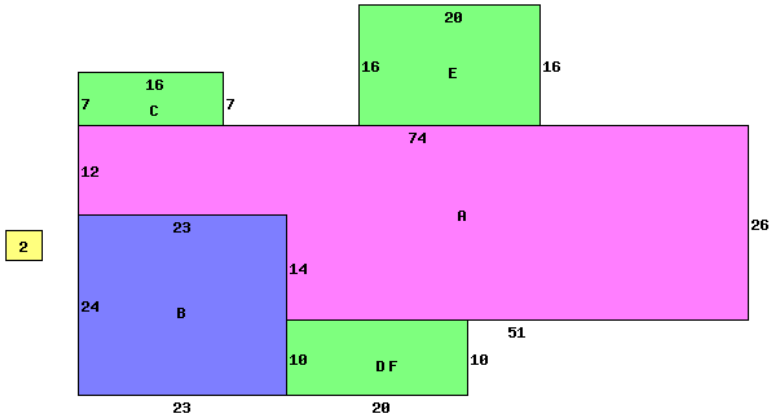
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres	.8200	.8200	.8200	.8200	.8200			
Land100%	20230	20230	20230	20230		20230	23230	23230
Bldg100%	139860	139860	139860	139860		139860	177430	177430
Totl100%	160090t	160090t	160090t	160090t		160090t	200660t	200660t
Cauv100%								
Tax Value:								
Land 35%	7080	7080	7080	7080		7080	8130	8130
Bldg 35%	48950	48950	48950	48950		48950	62100	62100
Totl 35%	56030t	56030t	56030t	56030t		56030t	70230t	70230t
Hmstd35%								
Owner Oc			47.44	47.44	47.44			
Hmstd RB								
Net Tax	2243.20	2376.64	2326.98	2326.98	2326.98			
Sp-Asmnt	25.00	21.00	24.00	24.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1602		a	*MAIN
	F2	G		552	13250	b	GRAGE
	PAT	P		112	340	c	PORCH
	CAN	P		200	1600	d	PORCH
	DK	P		320	4800	e	PORCH
	DK	P		200	3000	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
281	1	2020-07-07	CONLEY KRYSTLE L & CURTI	1SD	150000	16830	96630
410	1	2014-08-14	HOUGE FAMILY TRUST	1QC *	0	9450	92240

Year	Land	Bldg	Total	Net Tax
2022	6180	41580	47760	2188.66
2021	6180	41580	47760	2196.78

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			



14232 OSBORN DR TR 112 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1602	122910
	Subtotal			122910
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Plumbing	2100
Floor/Pine	X	Garages and Carports	13250
Floor/Carpet	X	Extra Features	10840
Number of Rooms	6	Total Value	149100
Bedrooms	3		
		PUB ELECTRIC	
Central Heat	A	PRIV WATER	
ELECTRIC		PRIV SEWER	
Plumbing		PUB PAVED ST/RD	
Standard	1		
Extra 3 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		1602		C	1976GD	149100	.30		177430
2	Shed	*PP	8X10	0			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		142.50	260	118	138	163	23230	23230

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