PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-280079.0000 RES
D107 2026

sale

2023 CONLEY CURRIE D ETAL	2021-03-04	
2024 CONLEY CURRIE D	2023-10-16	
2025 CONLEY CURRIE D	2023-10-16	
2026 CONLEY CURRIE D	2023-10-16	PT NW1/4 S28 .83A
14206 OSBORN TR 112 DR	1WD	
	$0	
KENTON OH 43326		

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

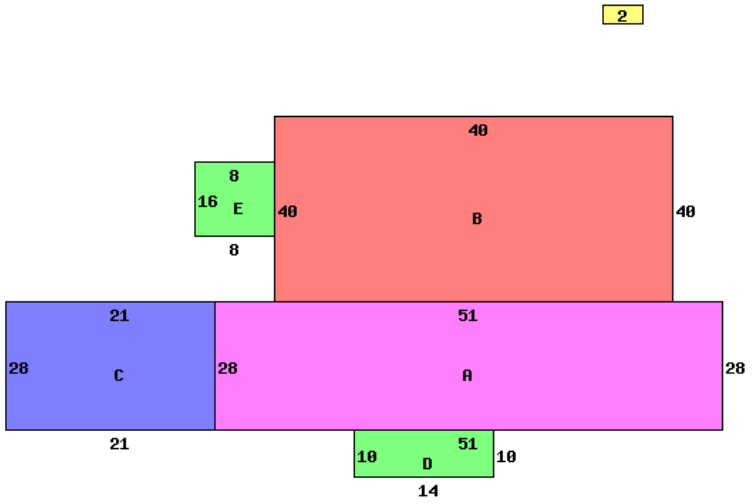
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres	.8300	.8300	.8300	.8300	.8300			
Land100%	20230	20230	20230	20230		20230	23230	23230
Bldg100%	205490	205490	205490	205490		205490	260170	260170
Totl100%	225710t	225710t	225710t	225710t		225710t	283400t	283400t
Cauv100%								
Tax Value:								
Land 35%	7080	7080	7080	7080		7080	8130	8130
Bldg 35%	71920	71920	71920	71920		71920	91060	91060
Totl 35%	79000t	79000t	79000t	79000t		79000t	99190t	99190t
Hmstd35%	78330	78330	78330	78330		78330	98520	
Owner Oc		67.02	66.30	66.30	66.30	hmstd 7080 l	71250 b	
Hmstd RB								
Net Tax	3162.82	3283.92	3281.54	3281.54	3281.54			
Sp-Asmnt	25.00	21.00	24.00	24.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1428		a	*MAIN
1	F/C	A		1600		b	ADDTN
	F2	G		588	14110	c	GRAGE
	OFP	P		140	4200	d	PORCH
	STP	P		128	510	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
426	1	2023-10-16	CONLEY CURRIE D	1WD	*	0	17660	176660
86	1	2021-03-04	CONLEY CURRIE D ETAL	1	*	0	17660	176660
11	1	2020-01-08	CONLEY COLLENE S	1CT	*	0	16830	142940

Year	Land	Bldg	Total	Net Tax
2022	6180	61830	68010	3116.64
2021	6180	61830	68010	3128.18

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			



14206 OSBORN DR TR 112 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	3028	187680
	Subtotal			187680
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Air Conditioning	5300
Floor/Carpet	X	Plumbing	4200
Floor/Tile-Lino	T	Garages and Carports	14110
Number of Rooms	1 1	Extra Features	5730
Bedrooms	3	Total Value	217020
Central Heat	A	PUB ELECTRIC	
FA-ELEC		PRIV WATER	
Central A/C	A	PRIV SEWER	
Plumbing		PUB PAVED ST/RD	
Standard	1		
Extra 3 Fixture	2	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		3028		C	1975GD	217020	.30		258250
2	Shed		10X20	200		C	2017AV	2400	.20		1920

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		142.50	261	118	138	163	23230	23230

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

33-280079.0000-v082020R