

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-280079.0000
D107

RES
2025

sale

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

2022 CONLEY CURRIE D ETAL	2021-03-04
2023 CONLEY CURRIE D ETAL	2021-03-04
2024 CONLEY CURRIE D	2023-10-16
2025 CONLEY CURRIE D	2023-10-16 PT NW1/4 S28 .83A
14206 OSBORN TR 112 DR	1WD
KENTON OH 43326	\$0

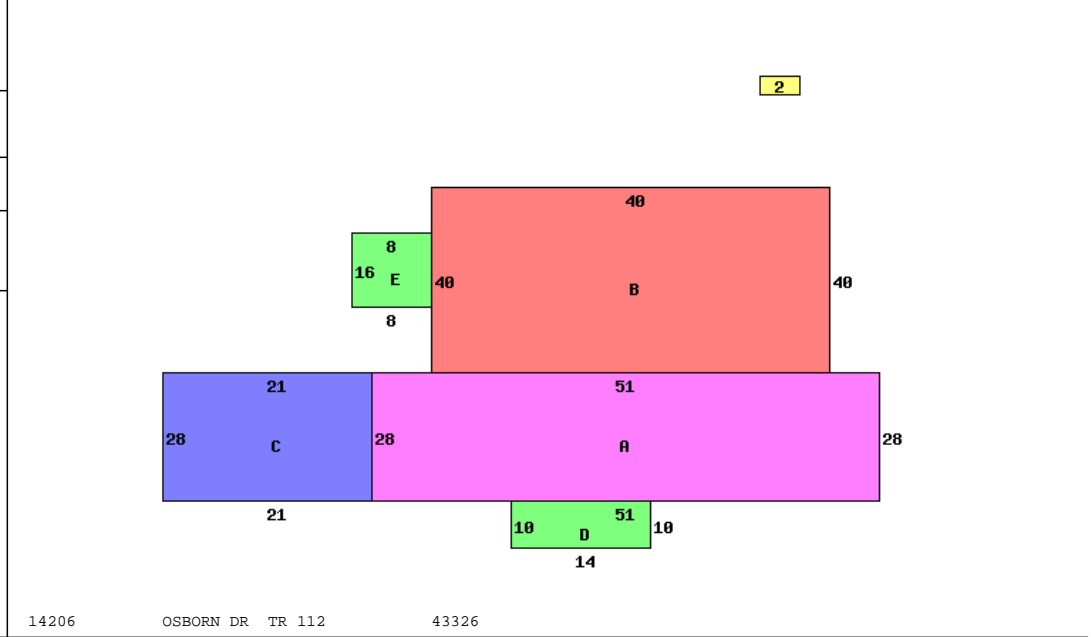
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres	.8300	.8300	.8300	.8300	.8300	
Land100%	17660	20230	20230	20230	20230	20240
Bldg100%	17660	205490	205490	205490	205490	205490
Totl100%	194310t	225710t	225710t	225710t	225710t	225730t
Cauvl00%						
Tax Value:						
Land 35%	6180	7080	7080	7080	7080	7080
Bldg 35%	61830	71920	71920	71920	71920	71920
Totl 35%	68010t	79000t	79000t	79000t	79000t	79010t
Hmstd35%		78330	78330	78330	78330	78330
Owner Oc		67.02	66.30	66.30	66.30	66.30
Hmstd RB						
Net Tax	3116.64	3162.82	3283.92	3281.54	3281.54	
Sp-Asmnt	21.00	25.00	21.00	24.00		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1428			ADDN
1	F/C	A		1600			GRAGE
	F2	G		588	14110		PORCH
	OFF	P		140	4200		PORCH
	STP	P		128	510		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
2021	6180	61830	68010	3128.18
2020	6180	61830	68010	2644.48

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	
Story Height	1	Sq-Ft	Value		
Floor Level	Main	FRAME	3028	187680	
Shingle	Subtotal			187680	
	Roof	GABLE			
Plaster/Drywall	X		Air Conditioning	5300	
Floor/Carpet	X		Plumbing	4200	
Floor/Tile-Lino	T		Garages and Carpports	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		Neighborhood:		
Extra 3 Fixture	2		Code:	3300	
			Dwl/Gar/NC%	1.3400	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	10X20	3028	Grade	Cond	Value	Dpr	Dpr
2 Shed			200	C	1975GD	217020	.30	203570
				C	2017AV	2400	.20	1920
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	value	value	
		142.50	261	118	120	20240	20240	