

PLEASANT TWP  
KENTON SD

00320

Hardin County, Ohio  
Michael T. Bacon, Auditor

33-392010.0000  
L43

RES  
2025

sale

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

2022 OSBORN JESSICA N & MA	2009-11-23
2023 OSBORN JESSICA N & MA	2009-11-23
2024 OSBORN JESSICA N & MA	2009-11-23
2025 WHITE STEVEN A & TINA	2024-05-22 PT NE 1/4 FRAC 2 .465A
12605 TR 179	1SD
KENTON OH 43326	\$76,000

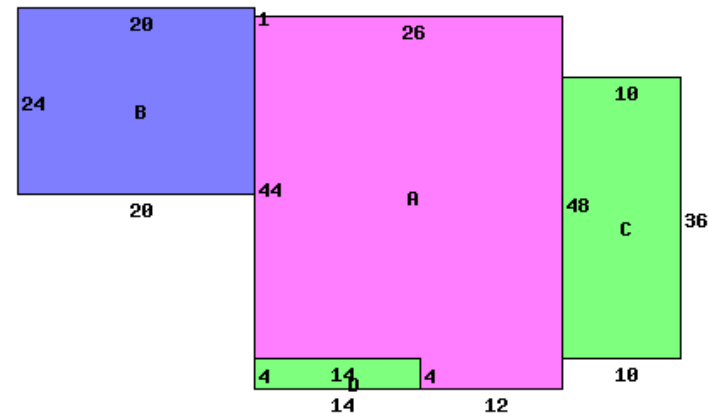
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	.4700	.4700	.4700	.4700	
Land100%	10860	12430	12430	12430	12420
Bldg100%	93630	117000	117000	117000	117000
Totl100%	104490t	129430t	129430t	129430t	129420t
Cauvl00%					
Tax Value:					
Land 35%	3800	4350	4350	4350	4350
Bldg 35%	32770	40950	40950	40950	40950
Totl 35%	36570t	45300t	45300t	45300t	45300t
Hmstd35%					
Owner Oc	34.54	38.80	38.76		
Hmstd RB					
Net Tax	1641.32	1774.82	1882.74	1919.70	
Sp-Asmnt	21.52	21.52	33.66	33.66	

SHB+ 1 B	CONS F	TYPE M	FACT	SQ-FT 1192	VALUE	a *MAIN
	F	G		480	11520	b GRAGE
	OFF	P		360	10800	c PORCH
	OF	P		56	1680	d PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
193	1	2024-05-22	WHITE STEVEN A & TINA	1SD	76000	12430	117000
527	1	2009-11-23	OSBORN JESSICA N & MATTHE	1WD *	67500	7460	72460
1196	1	1995-12-05	HORNER PATRICIA A	1AF *	0	8310	41800

Year	Land	Bldg	Total	Net Tax
2021	3800	32770	36570	1647.56
2020	3800	32770	36570	1421.98

p r o j e c t		ben acres / %		factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



12605 TR 179 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level		
Main	FRAME	1192 105600
Basement		596 11340
Subtotal		116940
Metal	Roof	GABLE
B 1 2 U A		
Plaster/Drywall	D	520 sq ft
Panelled Wall	X	Basement Finish 5740
Floor/Hardwood	X	Air Conditioning 2120
Floor/Carpet	X X	Garages and Carports 11520
Number of Rooms	1 7	Extra Features 12930
Bedrooms	3	Total Value 149250
Central Heat	A	PUB ELECTRIC
FORCED AIR		PUB GAS
Central A/C	A	PRIV WATER
Plumbing		PRIV SEWER
Standard	1	PUB PAVED ST/RD
		Neighborhood:
		Code: 3300
		Dwl/Gar/NC% 1.3400

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Fnc	True
1 DWELLING	1 B F	FtxFt	Area	Grade	Cond	Dpr Dpr	Value
			1712	C-	1964GD	134330	117000
front lot	acres/	effective	depth	depth	effective	extended	true
	frontage	frontage	factor	factor	rate	value	value
		90.00	225	115	120	138	12420

Call Back:

Sign: PSN Date: 2015-08-17 Lister:

33-392010.0000-v082020R