

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-392012.0000
L42

RES
2023

sale

Eff Rate:- 43.64 — 49.77 — 49.60 — 43.46 — a/r

2020 OSBORN GREGORY A & BA	1989-04-26
2021 OSBORN GREGORY A & BA	1989-04-26
2022 OSBORN GREGORY A & BA	1989-04-26
2023 OSBORN GREGORY A & BAIL	1989-04-26
12623 TR 179	PT NE 1/4 FRAC 2 .465A
	LWD
	\$60,000
KENTON OH 43326	07.0-05-39B-012

Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	510	510	510	510	510
Acres	.4700	.4700	.4700	.4700	
Land100%	10860	10860	10860	12430	12420
Bldg100%	79800	79800	79800	110740	110750
Totl100%	90660t	90660t	90660t	123170t	123170t
Cauvl00%					
Tax Value:					
Land 35%	3800	3800	3800	4350	4350
Bldg 35%	27930	27930	27930	38760	38760
Totl 35%	31730t	31730t	31730t	43110t	43110t
Hmstd35%	31450	31450	31450	42810	
Owner Oc	29.92	29.68	29.70	36.66	
Hmstd RB					
Net Tax	1234.06	1429.78	1424.38	1689.28	
Sp-Asmnt	21.33	21.34	21.33	21.33	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1204			
	F	G		432	10370	b	GRAGE
	EFP	P		440	17600	c	PORCH
	OPF	P		20	600	d	PORCH
	EFP	P		60	2400	e	PORCH

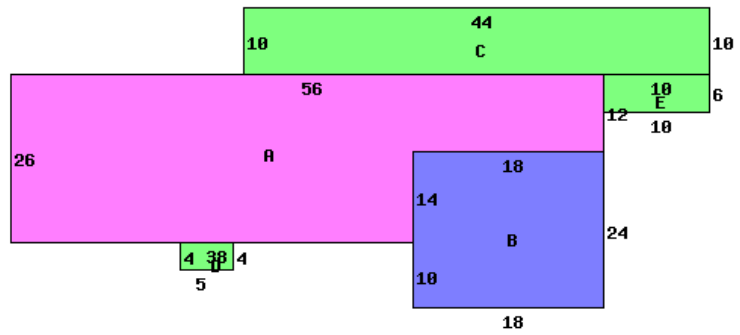
Mobile Home Acct: 33-0006 Title: 33-0082563
1989 Happy House

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
326	1	1989-04-26		LWD	60000	0	44710
191	0	1987-03-19		*	0	0	46600

Year	Land	Bldg	Total	Net Tax
2019	3620	22950	26570	991.62
2018	3620	22950	26570	992.68

Project	ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY				XA/2023
500 HARDIN COUNTY LANDFILL				XA/2023

2



12623 TR 179 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS		
Story Height 1	Sq-Ft Value		
Floor Level	1204 103090		
Shingle	Subtotal 103090		
	Main Roof GABLE		
Plaster/Drywall	X	Fireplaces	2000
Panelled Wall	X	Air Conditioning	2160
Floor/Hardwood	X	Plumbing	1400
Floor/Carpet	X	Garages and Carperts	10370
Number of Rooms	7	Extra Features	21170
Bedrooms	3	Total Value	140190
Fireplace		PUB ELECTRIC	
Openings	1	PUB GAS	
Stacks	1	PRIV WATER	
Central Heat	A	PRIV SEWER	
GRAV AIR		PUB PAVED ST/RD	
Central A/C	A		
Plumbing		Neighborhood:	
Standard	1	Code:	3300
Extra 2 Fixture	1	Dwl/Gar/NC%	1.3400

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	1204		C-	1965GD	.35		109890
2 Shed		10X16	160	C	1995GD	.55		860
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	value	value	
		90.00	225	115	120	138	12420	12420

Call Back:

Sign: PSN Date: 2018-06-29 Lister:

33-392012.0000-v082020R