

PLEASANT TWP  
KENTON SD

00320

Hardin County, Ohio  
Michael T. Bacon, Auditor

33-392012.0000  
L42

RES  
2025

sale

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

2022 OSBORN GREGORY A & BA	1989-04-26
2023 OSBORN GREGORY A & BA	1989-04-26
2024 OSBORN GREGORY A & BA	1989-04-26
2025 OSBORN GREGORY A & BAIL	1989-04-26 PT NE 1/4 FRAC 2 .465A
12623 TR 179	LWD
KENTON OH 43326	\$60,000

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres	.4700	.4700	.4700	.4700	.4700	
Land100%	10860	12430	12430	12430	12430	12420
Bldg100%	79800	110740	110740	110740	110740	110750
Totl100%	90660t	123170t	123170t	123170t	123170t	123170t
Cauvl00%						
Tax Value:						
Land 35%	3800	4350	4350	4350	4350	4350
Bldg 35%	27930	38760	38760	38760	38760	38760
Totl 35%	31730t	43110t	43110t	43110t	43110t	43110t
Hmstd35%	31450	42810	42810	42810	42810	
Owner Oc	29.70	36.66	36.62	36.24	36.24	hmstd 4350 l 38460 b
Hmstd RB						
Net Tax	1424.38	1689.28	1791.98	1790.66	1790.66	
Sp-Asmnt	21.33	21.33	33.19	33.19		

SHB+	CON	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

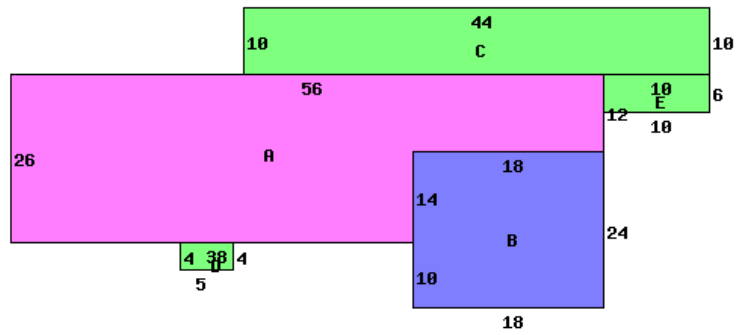
Mobile Home Acct: 33-0006 Title: 33-0082563  
1989 Happy House

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
2021	3800	27930	31730	1429.78
2020	3800	27930	31730	1234.06

Project	ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY				XA/2025
500 HARDIN COUNTY LANDFILL				XA/2025

2



12623 TR 179 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1	Sq-Ft Value
Floor Level	1204 103090
Shingle	103090
Plaster/Drywall	X
Panelled Wall	X
Floor/Hardwood	X
Floor/Carpet	X
Number of Rooms	7
Bedrooms	3
Fireplace	
Openings	1
Stacks	1
Central Heat	A
GRAV AIR	
Central A/C	A
Plumbing	
Standard	1
Extra 2 Fixture	1
Fireplaces	2000
Air Conditioning	2160
Plumbing	1400
Garages and Carports	10370
Extra Features	21170
Total Value	140190
PUB ELECTRIC	
PUB GAS	
PRIV WATER	
PRIV SEWER	
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 F/C	1204		C-	1965GD	.35	109890
2 Shed		10X16	160	C	1995GD	.55	860
front lot	acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value	true value
	90.00	225	115	120	138	12420	12420

Call Back:

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

33-392012.0000-v082020R