

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-392012.0000
L42

RES
2025

sale

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

Eff Rate:-	49.60	43.46	45.84	45.76	a/r
Tax Year	2022	2023	2024	2025	2025
Prop Cls	510	510	510	510	510
Acres	.4700	.4700	.4700	.4700	.4700
Land100%	10860	12430	12430	12430	12420
Bldg100%	79800	110740	110740	110740	110750
Totl100%	90660t	123170t	123170t	123170t	123170t
Cauv100%					
Tax Value:					
Land 35%	3800	4350	4350	4350	4350
Bldg 35%	27930	38760	38760	38760	38760
Totl 35%	31730t	43110t	43110t	43110t	43110t
Hmstd35%	31450	42810	42810	42810	42810
Owner Oc	29.70	36.66	36.62	36.24	36.24
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

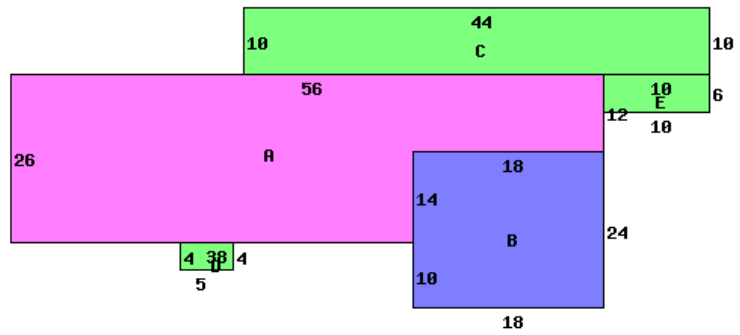
Mobile Home Acct: 33-0006 Title: 33-0082563
1989 Happy House

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

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	rate	rate	value	value	
		90.00	225	115	120	12420	12420	

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

Call Back:

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

33-392012.0000-v082020R