PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-392012.0000 RES
L42 2026

sale

2023 OSBORN GREGORY A & BA		1989-04-26
2024 OSBORN GREGORY A & BA		1989-04-26
2025 OSBORN GREGORY A & BA		1989-04-26
2026 OSBORN GREGORY A & BAIL		1989-04-26 PT NE 1/4 FRAC 2 .465A
12623 TR 179		1WD
		$60,000
KENTON OH 43326		

Eff Rate: – 43.46 — 45.84 — 45.76 — 45.76 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres	.4700	.4700	.4700	.4700	.4700			
Land100%	12430	12430	12430	12430		12430	14310	14310
Bldg100%	110740	110740	110740	110740		110740	140290	140280
Totl100%	123170t	123170t	123170t	123170t		123170t	154600t	154590t
Cauv100%								
Tax Value:								
Land 35%	4350	4350	4350	4350		4350	5010	5010
Bldg 35%	38760	38760	38760	38760		38760	49100	49100
Totl 35%	43110t	43110t	43110t	43110t		43110t	54110t	54110t
Hmstd35%	42810	42810	42810	42810		42810	53810	
Owner Oc	36.66	36.62	36.24	36.24	36.24	hmstd 4350 l	38460 b	
Hmstd RB								
Net Tax	1689.28	1791.98	1790.66	1790.66	1790.66			
Sp-Asmnt	21.33	33.19	33.19	33.19				

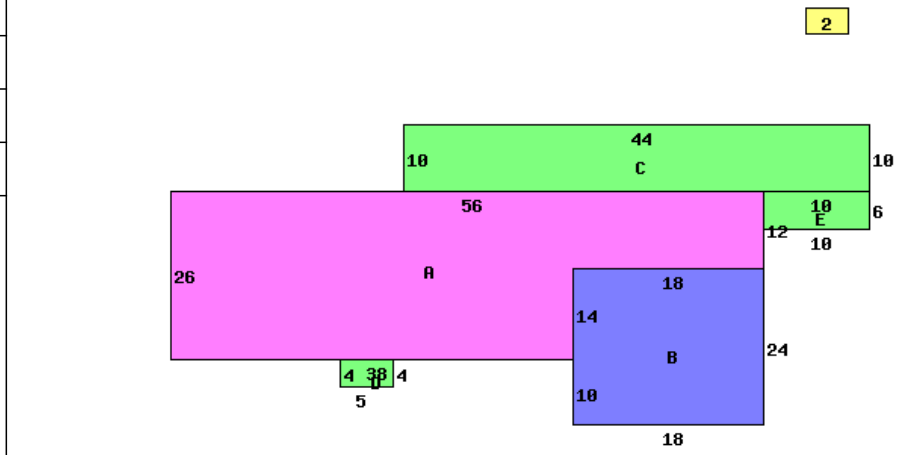
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1204		a	*MAIN
	F	G		432	10370	b	GRAGE
	EFP	P		440	17600	c	PORCH
	OFP	P		20	600	d	PORCH
	EFP	P		60	2400	e	PORCH

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		1WD	60000	0	44710
191	0	1987-03-19		*	0	0	46600

Year	Land	Bldg	Total	Net Tax
2022	3800	27930	31730	1424.38
2021	3800	27930	31730	1429.78

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



12623 TR 179 43326

Occupancy 1 Single Family *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1204	103090
	Subtotal			103090
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Fireplaces	2000
Panelled Wall	X	Air Conditioning	2160
Floor/Hardwood	X	Plumbing	1400
Floor/Carpet	X	Garages and Carports	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%	1.7000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		1204		C-	1965GD	126170	.35		139420
2	Shed		10X16	160		C	1995GD	1920	.55		860

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		90.00	225	115	138	159	14310	14310

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

33-392012.0000-v082020R