

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-392014.0000
L40

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 8.75A
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	CAMA
Prop Cls	571	571	571	571	571
Acres	8.7500	8.7500	8.7500	8.7500	
Land100%	26860	41710	41710	41710	41720
Bldg100%	13710	17910	17910	17910	17920
Totl100%	40570t	59630t	59630t	59630t	59640t
Cauv100%					
Tax Value:					
Land 35%	9400	14600	14600	14600	14600
Bldg 35%	4800	6270	6270	6270	6270
Totl 35%	14200t	20870t	20870t	20870t	20870t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	650.72	835.54	885.26	884.42	
Sp-Asmnt	5.71	5.71	13.39	13.39	

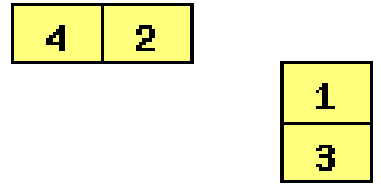
MOBILE HOME ACCT: 33-0006 TITLE: 33-0082563 1989 HAPPY HOUSE

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
326	1	1989-04-26		LWD	60000	13110	0
191	0	1987-03-19			0	0	19310

Year	Land	Bldg	Total	Net Tax
2021	9400	4800	14200	653.14
2020	9400	4800	14200	565.66

Project
902 MAIN DISTRICT CONSERVANCY XA/2025
159 MOREY - SCIOTO XA/2025

ben acres / % factor



12623 TR 179 REAR 43326

PUB ELECTRIC
PUB GAS
PUB PAVED ST/RD
Topo: ROLLING

Neighborhood:
Code: 3300
Dwl/Gar/NC% 1.3400

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
		PtxFt	Rate	Cond	Value	Dpr	Dpr	Value
1 MH/LRE	*	14X66	924	1989FR	0			0
2 Pole Build		40X64	2560	1995GD	30720	.55		13820
3 P	*MH OFP	10X10	100	1989FR	0			0
4 Lean-To		20X64	1280	1995AV	10240	.60		4100

	acres/ frontage	effective frontage	depth	actual depth	effective rate	extended rate	true value
homesite	1.0000				18000	18000	18000
small acreage	7.7500				5000	3060	23720

Call Back: Sign: PSN Date: 2015-08-17 Lister: 33-392014.0000-v082020R