PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-392014.0000 RES
L40 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 8.75A
12623 TR 179	1WD	
	$60,000	
KENTON OH 43326		

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

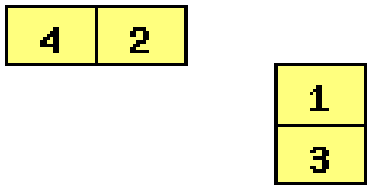
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	571	571	571	571	0	571	571	571
Acres	8.7500	8.7500	8.7500	8.7500	8.7500			
Land100%	41710	41710	41710	41710		41710	44430	44420
Bldg100%	17910	17910	17910	17910		17910	17910	17920
Totl100%	59630t	59630t	59630t	59630t		59630t	62340t	62340t
Cauv100%								
Tax Value:								
Land 35%	14600	14600	14600	14600		14600	15550	15550
Bldg 35%	6270	6270	6270	6270		6270	6270	6270
Totl 35%	20870t	20870t	20870t	20870t		20870t	21820t	21820t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	835.54	885.26	884.42	884.42	884.42			
Sp-Asmnt	5.71	13.39	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		1WD	60000	13110	0
191	0	1987-03-19		*	0	0	19310

Year	Land	Bldg	Total	Net Tax
2022	9400	4800	14200	650.72
2021	9400	4800	14200	653.14

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
159 MOREY - SCIOTO	XA/2025			



12623 TR 179 REAR 43326

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

Neighborhood:
Code: 3300
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	MH/LRE	*	14X66	924			1989FR	0			0
2	Pole Build		40X64	2560		C	1995GD	30720	.55		13820
3	P	*MH OFP	10X10	100			1989FR	0			0
4	Lean-To		20X64	1280		C	1995AV	10240	.60		4100

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	7.7500				5000	3060	23720	23720

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