

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-010184.0000
N52

RES
2025

sale

Eff Rate:- 50.59 — 44.66 — 47.03 — 46.74 — a/r

2022 OSBUN VICTOR D	2020-06-25
2023 OSBUN VICTOR D	2020-06-25
2024 OSBUN VICTOR D	2020-06-25
2025 OSBUN VICTOR D	2020-06-25 ORIGINAL N1/2 LOT 112
210 E FRANKLIN ST	1QC
KENTON OH 43326	\$0

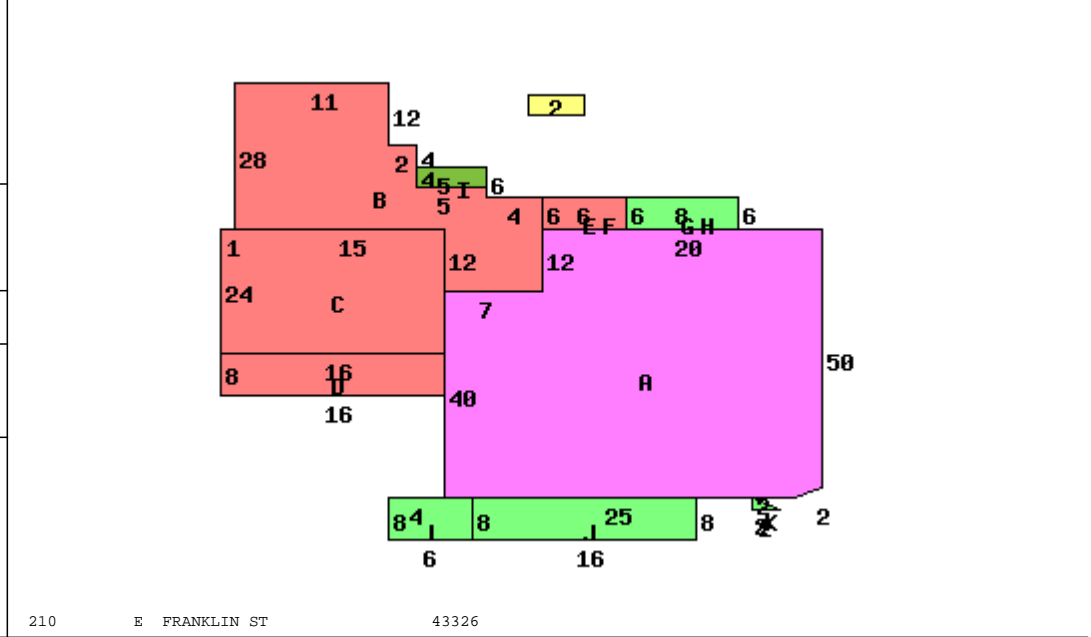
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	530	530	530	530	530
Acres					
Land100%	5630	6430	6430	6430	6430
Bldg100%	69260	93110	93110	93110	93100
Totl100%	74890t	99540t	99540t	99540t	99530t
Cauvl00%					
Tax Value:					
Land 35%	1970	2250	2250	2250	2250
Bldg 35%	24240	32590	32590	32590	32580
Totl 35%	26210t	34840t	34840t	34840t	34840t
Hmstd35%					
Owner Oc					
Hmstd RB	1224.36	1432.52	1515.46	1505.44	
Net Tax					
Sp-Asmnt	874.24	182.32	177.32	154.98	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	B	F	M	1318			ADDTN
1		F/C	A	508		b	ADDTN
2		F/C	A	384		c	ADDTN
1		F/C	A	128		d	ADDTN
1		F/C	A	36		e	ADDTN
		BAL	P	36	540	f	PORCH
		BAL	P	48	720	g	PORCH
		OFFP	P	48	1440	h	PORCH
		OFFP	P	20	600	i	PORCH
		FFP	P	128	5120	j	PORCH
		OFFP	P	4	120	k	PORCH
		STP	P	48	190	l	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
259	1	2020-06-25	OSBUN VICTOR D	1QC *	0	5370	72400
6	1	2016-01-11	OSBUN MARGARET A	1WD *	20000	7400	76630
471	1	2015-09-15	CR PROPERTIES 2015 LLC	1QC *	11050	7400	76630
491	1	2014-11-04	DEUTSCHE BANK TRUSTEE	1SD *	26000	7400	76630
518	1	2006-12-22	PEES TODD & ROBERTA	1SD *	0	14030	81890
73	1	2005-01-27	REAL HOMES INVESTMENTS L	1WD	88000	10830	74770

Year	Land	Bldg	Total	Net Tax
2021	1970	31130	33100	1551.84
2020	1970	31130	33100	1347.90

project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
642 TRASH-KENTON CITY			XA/2025
540 DELO SEWER - KENTON CORP			XA/2025
539 DELO WATER - KENTON CORP			XA/2025



210 E FRANKLIN ST 43326

Occupancy 3 Tri-plex		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	2374 157350
	Full Upper	FRAME	1706 75680
	Basement		685 12970
	Subtotal		246000
Shingle	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	P P	2 /	Extra Living Units 7000
Panelled Wall	X		Plumbing 7000
Unfinished Wall	X		Extra Features 8730
Floor/Hardwood	X X		Total Value 268730
Floor/Carpet	X		
Floor/Tile-Lino	L		PUB ALLEY
Number of Rooms	1 5 5		
Bedrooms	1 4		Neighborhood:
Central Heat	A		Code: 3620
FORCED AIR			Dwl/Gar/NC% 1.1200
Plumbing			
Standard	3		

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 B F				OLD/FR	295600	.65	.20	92700
2 Garage	*SV 0	18X22	396		OLD/	400			400
front lot		effective	depth	actual	effective	extended	true		
frontage		frontage	depth	factor	rate	value	value		
		51.00	165	105	120	6430	6430		

Call Back:	Sign: PSN Date: 2014-12-17	Lister:	36-010184.0000-v082020R
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