PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-080027.0000 COM
M86 2026

sale

2023 GAINES CARA J	2019-07-02	
2024 GAINES CARA J	2019-07-02	
2025 GAINES CARA J	2019-07-02	
2026 GAINES CARA J	2019-07-02 ORIG PT 57	
118 N DETROIT ST	1QC	
	$0	
KENTON OH 43326		
2027 OSBUN VICTOR D	2025-11-26	
118 N DETROIT ST	1WD	
KENTON OH 43326		

Eff Rate: – 53.98 — 56.47 — 56.17 — 56.17 — a/r

Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	429	429	429	429	429	429	429
Acres							
Land100%	10340	10340	10340	10340	10340	12400	12410
Bldg100%	33910	33910	33910	33910	33910	40690	40680
Totl100%	44260t	44260t	44260t	44260t	44260t	53090t	53090t
Cauv100%							
Tax Value:							
Land 35%	3620	3620	3620	3620	3620	4340	4340
Bldg 35%	11870	11870	11870	11870	11870	14240	14240
Totl 35%	15490t	15490t	15490t	15490t	15490t	18580t	18580t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	836.08	874.70	870.12	870.12			
Sp-Asmnt	122.96	130.35	130.35	130.35			

L/C VICTOR D OSBUN 9-27-2019 $47,900

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
542	1	2025-11-26	OSBUN VICTOR D	1WD	47900	10340	33910
232	1	2019-07-02	GAINES CARA J	1QC *	0	8260	32110
231	1	2019-07-02	FIELD OF WINGS ETAL	1QC 8	0	8260	32110
536	1	2016-12-01	FIELD OF WINGS LLC	1WD	45000	10340	30370

Year	Land	Bldg	Total	Net Tax
2022	3040	11240	14280	820.40
2021	3040	11240	14280	826.20

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			

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118 N DETROIT ST 43326

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	SALON			4842	44.22	C	1900AV	178430	.80	.05	40680

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		22.00	132	94	500	470	10340	12410

Neighborhood:	
Code:	4444
Dwl/Gar/NC%	1.2000
lot/hmsite%	1.2000
res-ag:lnd%	1.2000
ag-t:c/p/w%	1.2000
ag-t:other%	1.2000
ag:outbldg%	1.2000

Call Back: Sign: PSN Date: 2014-12-01 Lister: 36-080027.0000-v082020R