PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-120054.0000 RES
P68 2025

sale

2022	OSBORN RONALD E & JAN	2018-10-02
2023	OSBORN RONALD E & JAN	2018-10-02
2024	SAUDER INVESTMENT GRO	2023-11-22
2025	SAUDER INVESTMENT GROUP	2023-11-22 THOMPSONS 4
	324 E OHIO ST	1WD
		$50,000
	KENTON OH 43326	

Eff Rate: – 57.45 — 53.98 — 47.03 — 46.74 — a/r

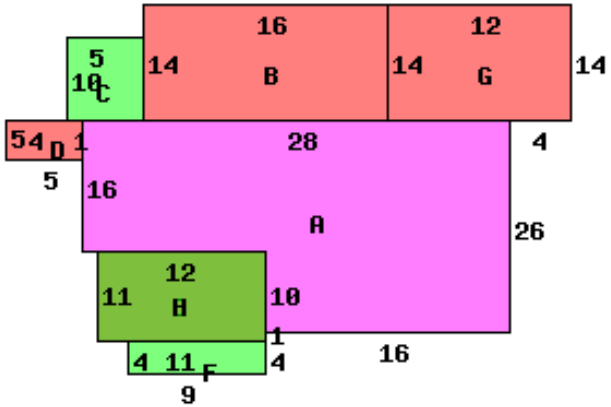
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	442	442	510	510	510
Acres					
Land100%	3570	4090	4090	4090	4080
Bldg100%	66890	89340	81860	81860	81860
Totl100%	70460t	93430t	85940t	85940t	85940t
Cauv100%					
Tax Value:					
Land 35%	1250	1430	1430	1430	1430
Bldg 35%	23410	31270	28650	28650	28650
Totl 35%	24660t	32700t	30080t	30080t	30080t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1416.76	1765.02	1308.40	1299.78	
Sp-Asmnt	123.56	123.56	32.08	32.08	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		608		a	*MAIN
1	F/C	A		224		b	ADDTN
	OP	P		50	1500	c	PORCH
1	F/C	A		25		d	ADDTN
1	F	A		121		e	ADDTN
	OP	P		36	1080	f	PORCH
1	F/C	A		168		g	ADDTN
	EFP2	P		121	4840	h	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
512	1	2023-11-22	SAUDER INVESTMENT GROUP L	1WD	50000	4090	89340
520	1	2023-11-22	OSBORN JANET	1AF *	0	4090	89340
394	3	2018-10-02	OSBORN RONALD E& JANET	3SD *	0	3400	65430
1165	1	1992-12-21		1WD *	0	0	26310
1034	1	1989-12-05		1UN *	0	0	26310

Year	Land	Bldg	Total	Net Tax
2021	1250	23410	24660	1426.78
2020	1250	23410	24660	1275.48

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



324 E OHIO 43326

Occupancy 1 Single Family

Story Height 1H

Floor Level

Metal

*DWELLING COMPUTATIONS

		Sq-Ft	Value
Main	FRAME	1146	105760
Part Upper	FRAME	608	30140
Basement		152	3200
Subtotal			139100
Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall	X		X		
Panelled Wall	X				
Unfinished Wall		X			
Floor/Hardwood	X				
Floor/Pine			X		
Floor/Carpet	X				
Number of Rooms	9				
Bedrooms	3				
Central Heat	A				
FORCED AIR					
Central A/C	A				
Plumbing					
Standard	1				
Extra 2 Fixture	1				
Extra Fixture	3				

Air Conditioning	3190
Plumbing	3500
Extra Features	11900
Total Value	157690
PUB PAVED ST/RD	
Neighborhood:	
Code:	3620
Dwl/Gar/NC%	1.1200

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1HB F		1754		C	OLD/AV	162420	.55		81860

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		48.00	74	71	120	85	4080	4080

Call Back: Sign: PSN Date: 2015-01-13 Lister: 36-120054.0000-v082020R