

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-120054.0000
P68

RES
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
	KENTON OH 43326	\$50,000

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	4090
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 0c					
Hmstd RB					
Net Tax	1416.76	1765.02	1308.40	1299.78	
Sp-Asmnt	123.56	123.56	32.08	32.08	

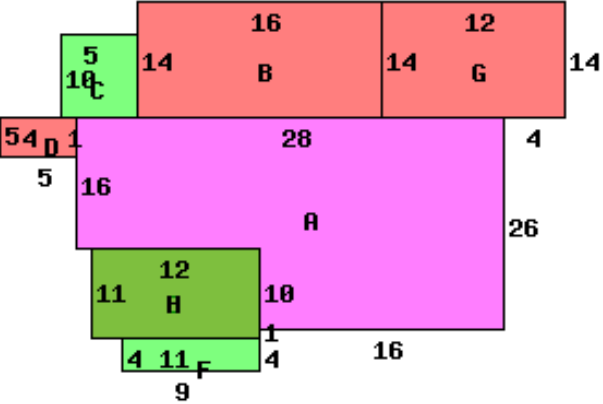
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE
1HB	F	M		608	
1	F/C	A		224	
	OP	P		50	1500
1	F/C	A		25	
1	F	A		121	
	OP	P		36	1080
1	F/C	A		168	
	EFP2	P		121	4840

a	*MAIN
b	ADDTN
c	PORCH
d	ADDTN
e	ADDTN
f	PORCH
g	ADDTN
h	PORCH

Sale#	#p	sale date	To	SAUDER INVESTMENT GROUP	Type/Invalid?	Sale\$	co:land	co:bldg
512	1	2023-11-22	OSBORN JANET		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

*DWELLING COMPUTATIONS
Sq-Ft Value

Story Height	1H				
Floor Level		Main	FRAME	1146	105760
		Part Upper	FRAME	608	30140
		Basement		152	3200
		Subtotal			139100

Metal	Roof	GABLE			
	B 1 2 U A				
Plaster/Drywall	X	X	Air Conditioning		3190
Panelled Wall	X		Plumbing		3500
Unfinished Wall	X		Extra Features		11900
Floor/Hardwood	X		Total Value		157690
Floor/Pine		X			
Floor/Carpet	X		PUB PAVED ST/RD		
Number of Rooms	9				
Bedrooms	3		Neighborhood:		

Central Heat	A		Code:		
FORCED AIR			Dwl/Gar/NC%	1.1200	
Central A/C	A				
Plumbing					
Standard	1				
Extra 2 Fixture	1				
Extra Fixture	3				

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1HB F	FtxFtx	1754	Rate		Cond	Value	Dpr	Dpr	Value
						OLD/AV	162420	.55		81860
front lot	acres/	effective	depth	depth	actual	effective	extended	value	true	
	frontage	frontage	74	factor	rate	rate	value	4080	4080	
		48.00		71	120	85				

Call Back:

Sign: PSN Date: 2015-01-13 Lister:

36-120054.0000-v082020R