

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-120054.0000
P68

RES
2025

sale

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

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	LWD
KENTON OH 43326	\$50,000

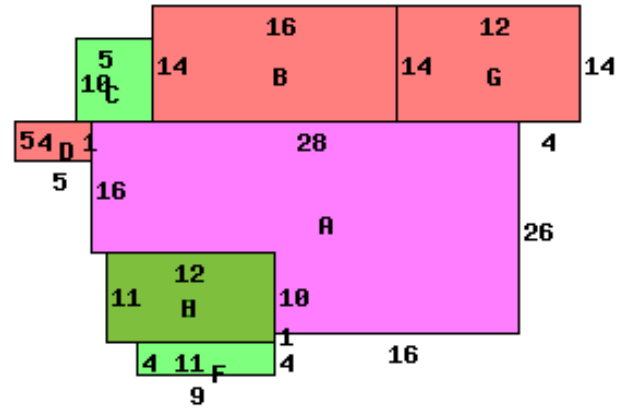
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	442	442	510	510	510
Acres					
Land100%	3570	4090	4090	4090	4080
Bldg100%	66890	89340	81860	81860	81860
Totl100%	70460t	93430t	85940t	85940t	85940t
Cauvl00%					
Tax Value:					
Land 35%	1250	1430	1430	1430	1430
Bldg 35%	23410	31270	28650	28650	28650
Totl 35%	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	a	*MAIN
1HB	F	M		608		b	ADDTN
1	F/C	A		224		c	PORCH
1	OP	P		50	1500	d	ADDTN
1	F/C	A		25		e	ADDTN
1	OP	P		121		f	PORCH
1	F/C	A		36	1080	g	ADDTN
1	EFP2	P		168		h	PORCH
				121	4840		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
512	1	2023-11-22	SAUDER INVESTMENT GROUP	LWD	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		LWD *	0	0	26310
1034	1	1989-12-05		LUN *	0	0	26310

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

Project		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	
Story Height	1H	Sq-Ft	Value
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:
			Code: 3620
Central Heat	A		Dwl/Gar/NC% 1.1200
FORCED AIR			
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	FtxFt	1754	Rate	C	Cond	Value	Dpr	Dpr	Value
		effective	depth	depth	actual	effective	extended			true
front lot	acres/	frontage	frontage	factor	rate	rate	value			value
		48.00	74	71	120	85	4080			4080

Call Back:

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

36-120054.0000-v082020R