

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

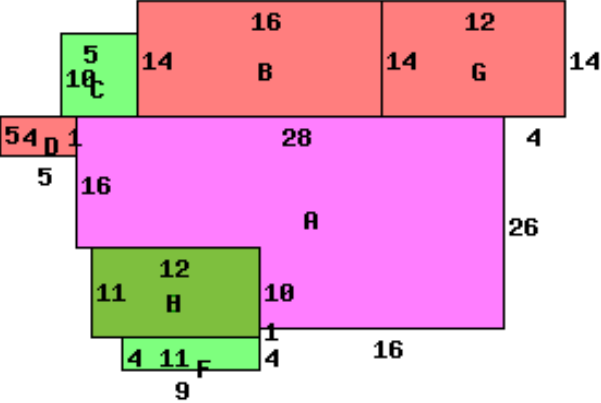
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	442	442	510	510	510
Acres					
Land100%	3570	4090	4090	4090	4700
Bldg100%	66890	89340	81860	81860	113290
Totl100%	70460t	93430t	85940t	85940t	117990t
Cauv100%					
Tax Value:					
Land 35%	1250	1430	1430	1430	1650
Bldg 35%	23410	31270	28650	28650	39650
Totl 35%	24660t	32700t	30080t	30080t	41300t
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		a	*MAIN
1	F/C	A		224		b	ADDN
	OP	P		50	1500	c	PORCH
1	F/C	A		25		d	ADDN
1	F	A		121		e	ADDN
	OP	P		36	1080	f	PORCH
1	F/C	A		168		g	ADDN
	EF2	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	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

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:	

Central Heat	A		Code:	3620
FORCED AIR			Dwl/Gar/NC%	1.5500
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	C	Cond	Value	Dpr	Dpr	Value
						OLD/AV	162420	.55		113290
front lot	acres/	effective	depth	depth	actual	effective	extended	value	true	
	frontage	frontage	74	factor	rate	rate	value	4700	4700	
		48.00		71	138	98				

Call Back:

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

36-120054.0000-v082020R