

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 |

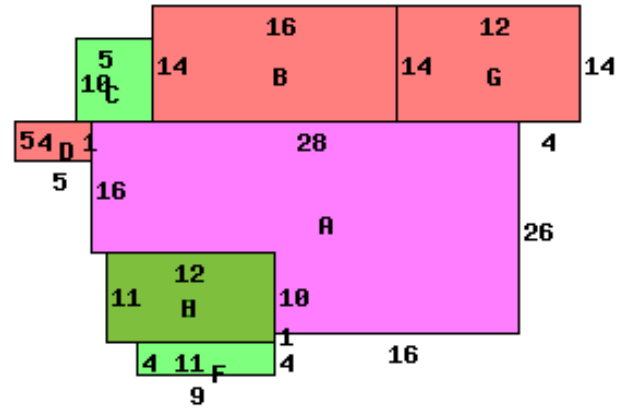
| | | | | | |
|------------|---------|---------|---------|---------|--------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 442 | 442 | 510 | 510 | 510 |
| Acres | | | | | |
| Land100% | 3570 | 4090 | 4090 | 4090 | 4080 |
| Bldg100% | 66890 | 89340 | 81860 | 81860 | 81860 |
| Totl100% | 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 | frontage | frontage | depth | 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