PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-120054.0000 RES
P68 2026

sale

2023 OSBORN RONALD E & JAN	2018-10-02	
2024 SAUDER INVESTMENT GRO	2023-11-22	
2025 SAUDER INVESTMENT GRO	2023-11-22	
2026 SAUDER INVESTMENT GROUP	2023-11-22	THOMPSONS 4
324 E OHIO ST	1WD	
	$50,000	
KENTON OH 43326		

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

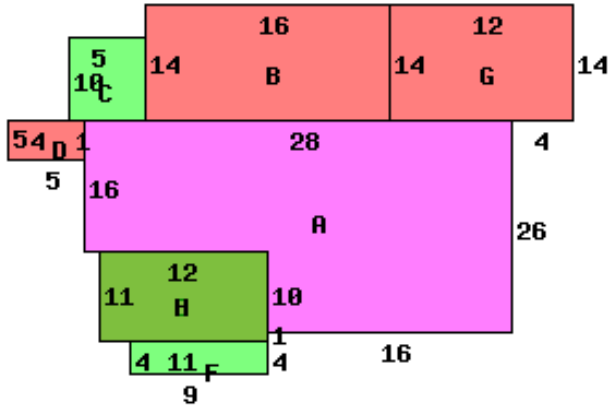
Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	442	510	510	510	510	510	510
Acres							
Land100%	4090	4090	4090	4090	4090	4710	4700
Bldg100%	89340	81860	81860	81860	81860	113290	113290
Totl100%	93430t	85940t	85940t	85940t	85940t	118000t	117990t
Cauv100%							
Tax Value:							
Land 35%	1430	1430	1430	1430	1430	1650	1650
Bldg 35%	31270	28650	28650	28650	28650	39650	39650
Totl 35%	32700t	30080t	30080t	30080t	30080t	41300t	41300t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	1765.02	1308.40	1299.78	1299.78			
Sp-Asmnt	123.56	32.08	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
2022	1250	23410	24660	1416.76
2021	1250	23410	24660	1426.78

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

			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		
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%		1.5500

	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		113290

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		48.00	74	71	138	98	4700	4700

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

36-120054.0000-v082020R