

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-190009.0000
E17

RES
2025

sale

Eff Rate:- 50.59 — 44.66 — 47.03 — 46.74 — a/r

2022 OSBORN JAMES W	1994-07-01
2023 OSBORN JAMES W	1994-07-01
2024 OSBORN JAMES W	1994-07-01
2025 OSBORN JAMES W	1994-07-01
618 W FRANKLIN ST	1994-07-01 EWINGS E PT 8
	1QC
	\$0
KENTON OH 43326	

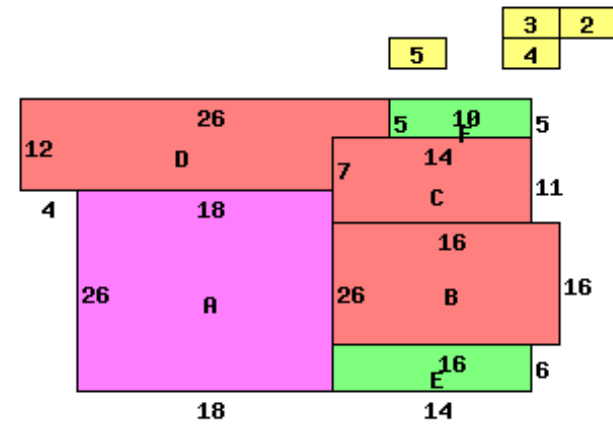
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3940	5660	5660	5660	5650
Bldg100%	32000	37140	37140	37140	37130
Totl100%	35940t	42800t	42800t	42800t	42780t
Cauvl00%					
Tax Value:					
Land 35%	1380	1980	1980	1980	1980
Bldg 35%	11200	13000	13000	13000	13000
Totl 35%	12580t	14980t	14980t	14980t	14970t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	587.66	615.94	651.58	647.30	
Sp-Asmnt	20.74	20.74	28.35	28.35	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 A	F/C	M		468		b	ADDTN
1 BA	F	A		256		c	ADDTN
1 B	F	A		154		d	ADDTN
1	F/C	A		284		e	PORCH
	OFF	P		84	2520	f	PORCH
	FFP	P		50	2000		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
601	1	1994-07-01	OSBORN JAMES W	1QC *	0	0	23200
275	1	1994-04-12	OSBORN JAMES W	1CT *	0	0	23200
699	0	1987-08-17		*	16000	0	23230
286	0	1987-04-20		*	0	0	22910

Year	Land	Bldg	Total	Net Tax
2021	1380	11200	12580	589.80
2020	1380	11200	12580	512.28

Project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025



618 W FRANKLIN ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1	Sq-Ft Value
Floor Level	
Main	FRAME 1162 102940
Qtr Story	FRAME 724 2990
Basement	336 6530
Subtotal	112460
Shingle	Roof GABLE
Plaster/Drywall	P Extra Features 4520
Unfinished Wall	X X Total Value 116980
Floor/Pine	X
Number of Rooms	1 5 1 PUB SIDEWALK
Bedrooms	2 1
Central Heat	X Neighborhood: 3670
GEOTHERMAL	Code: 1.0900
Plumbing	Dwl/Gar/NC%
Standard	1

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 BAF	1162	Rate	C	1900PR	116980	.75	.10	28690
2 Garage	CB 0	20X22	440	C	1928PR	10560	.75		2880
3 Garage		23X37	851	C	1952PR	20420	.75		5560
4 Shed	*NV ATT0	9X10	90		OLD/AV	0			0
5 Shed	*NV 0	8X18	144		OLD/AV	0			0
front lot	acres/	effective	depth	depth	actual	effective	extended	true	
	50.0000	50.00	132	94	120	113	5650	5650	