PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-250066.0000 RES
H89 2023

sale

2020	GOS PROPERTIES LLC	2013-04-25
2021	GOS PROPERTIES LLC	2013-04-25
2022	GOS PROPERTIES LLC	2013-04-25
2023	GOS PROPERTIES LLC	2013-04-25 I G WMS 28
	527 W NORTH ST	5QC
		$0
	KENTON OH 43326	07.1-05-25-066

Eff Rate: – 44.63 — 50.76 — 50.59 — 44.66 — a/r

Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	6170	6170	6170	8830	8820
Bldg100%	57340	57340	57340	60140	60150
Totl100%	63510t	63510t	63510t	68970t	68970t
Cauv100%					
Tax Value:					
Land 35%	2160	2160	2160	3090	3090
Bldg 35%	20070	20070	20070	21050	21050
Totl 35%	22230t	22230t	22230t	24140t	24140t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	905.26	1042.22	1038.44	992.54	
Sp-Asmnt	21.17	21.18	21.17	**21.17**	

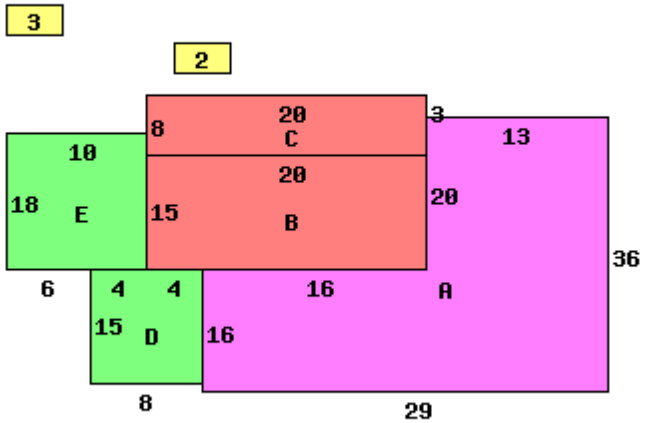
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		724		a	*MAIN
1	F/C	A		300		b	ADDTN
1	F/C	A		160		c	ADDTN
	OFP	P		120	3600	d	PORCH
	STP	P		180	720	e	PORCH

L/C CHANCE & ALYSSA VANBUSKIRK 11-23-20 $20,000
2023 N/C SHED

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
190	5	2013-04-25	GOS PROPERTIES LLC	5QC *	0	7060	41290
219	4	2009-07-30	GOSLEE DEAN M	4WD *	0	6540	47540
573	1	1991-07-19		1UN *	0	0	29030
888	0	1987-10-19		*	25000	0	29030

Year	Land	Bldg	Total	Net Tax
2019	2060	16260	18320	721.42
2018	2060	16260	18320	722.14

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2023			
500 HARDIN COUNTY LANDFILL	XA/2023			



527 W NORTH ST 43326

Occupancy 1 Single Family

Story Height 1H
Floor Level

			Sq-Ft	Value
Main	FRAME		1184	104890
Part Upper	FRAME		724	33570
Basement			516	9850
Subtotal				148310
Roof	GABLE			

Shingle B 1 2 U A

Panelled Wall	X X
Unfinished Wall	X
Floor/Hardwood	X
Floor/Carpet	X X
Floor/Tile-Lino	X
Number of Rooms	1 5 3
Bedrooms	1 3
Central Heat	A
FORCED AIR	
Plumbing	
Standard	1

*DWELLING COMPUTATIONS

Extra Features	4320
Total Value	152630
PUB SIDEWALK	
Neighborhood:	
Code:	3670
Dwl/Gar/NC%	1.0900

	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		1908		C	OLD/FR	152630	.65		58230
2	P	PAT	20X22	440			1973	1320	.65		460
3	Shed		10X16	160		D	2022AV	1540	.05		1460

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	70.0000	70.00	165	105	120	126	8820	8820

Call Back: Sign: PSN Date: 2015-02-04 Lister: 36-250066.0000-v082020R