

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-570037.0000
K124

RES
2025

sale

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

2022 OSBORN AARON	2019-03-05
2023 OSBORN AARON	2019-03-05
2024 OSBORN AARON	2019-03-05
2025 OSBORN AARON	2019-03-05 KAHLERS 4
58 GRAPE ST	LWD
KENTON OH 43326	\$36,000

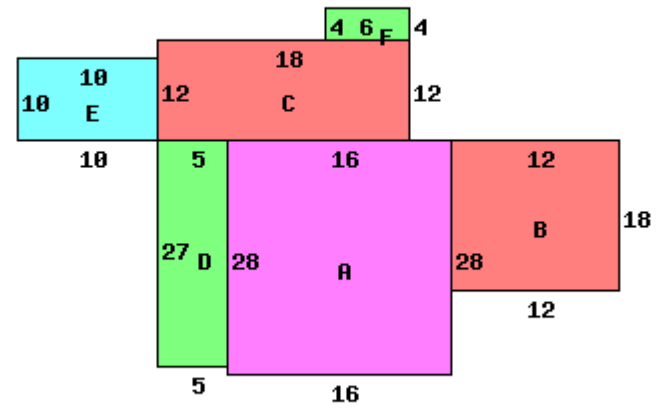
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	6170	8260	8260	8260	8250
Bldg100%	41570	90770	90770	90770	90770
Totl100%	47740t	99030t	99030t	99030t	99020t
Cauv100%					
Tax Value:					
Land 35%	2160	2890	2890	2890	2890
Bldg 35%	14550	31770	31770	31770	31770
Totl 35%	16710t	34660t	34660t	34660t	34660t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	780.58	1425.08	1507.62	1497.68	
Sp-Asmnt	20.79	20.79	32.25	32.25	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1H	F/C	M		448			
1 B	F	A		216		b	ADDTN
1	F/C	A		216		c	ADDTN
04	OP	P		135	4050	d	PORCH
	F	O		100	1200	e	OTHER
	PAT	P		24	70	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
76	1	2019-03-05	OSBORN AARON	LWD	36000	5860	33660
350	1	2008-09-29	MOLK BRETT F	1QC *	6740	0	42060
369	2	2006-06-13	MOLK BRETT F & BRADD A	2WD	123940	6740	42060
572	1	1993-06-29	SIEMON PAULINE	LWD *	12000	0	24430

Year	Land	Bldg	Total	Net Tax
2021	2160	14550	16710	783.42
2020	2160	14550	16710	680.48

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



58 GRAPE ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1H	Sq-Ft	Value
Floor Level	Main	FRAME	880 100300
	Part Upper	FRAME	448 24730
	Basement		216 4420
	Subtotal		129450
Metal	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	D	Air Conditioning	2440
Panelled Wall	X X X	Extra Features	5320
Unfinished Wall	X	Total Value	137210
Floor/Carpet	X X		
Floor/Tile-Lino	L	PUB PAVED ST/RD	
Number of Rooms	1 5 2	PUB SIDEWALK	
Bedrooms	2		
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	3630
Central A/C	A	Dwl/Gar/NC%	1.0500
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1H F/C	FtxFt	1328	Rate	C-	Cond	Value	Dpr	Dpr	Value
		effective	66.00	depth	actual	effective	extended	value	value	value
front lot	66.0000	66.00	120	89	140	125	8250	8250	8250	90770

Call Back:

Sign: PSN Date: 2015-12-02 Lister:

36-570037.0000-v082020R