PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-570037.0000 RES
K124 2026

## sale

| | | |
|---|---|---|
| 2023 OSBORN AARON | 2019-03-05 | |
| 2024 OSBORN AARON | 2019-03-05 | |
| 2025 OSBORN AARON | 2019-03-05 | |
| 2026 OSBORN AARON | 2019-03-05 | KAHLERS 4 |
| 58 GRAPE ST | 1WD | |
| | $36,000 | |
| KENTON OH 43326 | | |

## Eff Rate: – 44.66 — 47.03 — 46.74 — 46.74 — a/r

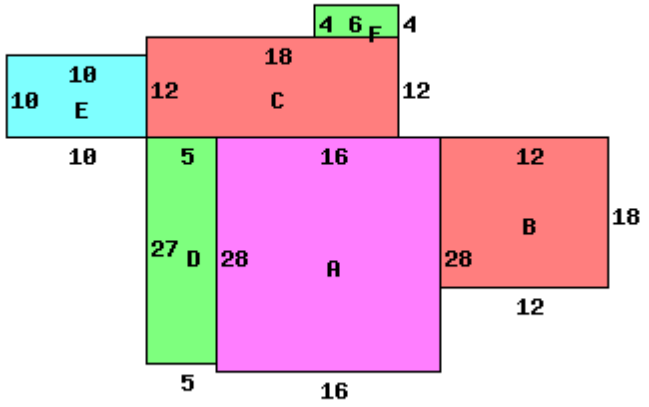
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 0 | 510 | 510 | 510 |
| Acres | | | | | | | | |
| Land100% | 8260 | 8260 | 8260 | 8260 | | 8260 | 9430 | 9440 |
| Bldg100% | 90770 | 90770 | 90770 | 90770 | | 90770 | 125340 | 125340 |
| Totl100% | 99030t | 99030t | 99030t | 99030t | | 99030t | 134770t | 134780t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 2890 | 2890 | 2890 | 2890 | | 2890 | 3300 | 3300 |
| Bldg 35% | 31770 | 31770 | 31770 | 31770 | | 31770 | 43870 | 43870 |
| Totl 35% | 34660t | 34660t | 34660t | 34660t | | 34660t | 47170t | 47170t |
| Hmstd35% | | | | | | | | |
| Owner Oc | | | | | | | | |
| Hmstd RB | | | | | | | | |
| Net Tax | 1425.08 | 1507.62 | 1497.68 | 1497.68 | 1497.68 | | | |
| Sp-Asmnt | 20.79 | 32.25 | 32.25 | 32.25 | | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1H | F/C | M | | 448 | | a | *MAIN |
| 1 B | F | A | | 216 | | b | ADDTN |
| 1 | F/C | A | | 216 | | c | ADDTN |
| | OP | P | | 135 | 4050 | d | PORCH |
| 04 | 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 | 1WD | | 36000 | 5860 | 33660 |
| 350 | 1 | 2008-09-29 | MOLK BRETT F | 1QC | * | 0 | 6740 | 42060 |
| 369 | 2 | 2006-06-13 | MOLK BRETT F & BRADD A | 2WD | | 123940 | 6740 | 42060 |
| 572 | 1 | 1993-06-29 | SIEMON PAULINE | 1WD | * | 12000 | 0 | 24430 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 2160 | 14550 | 16710 | 780.58 |
| 2021 | 2160 | 14550 | 16710 | 783.42 |

| 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

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1H | | | | |
| 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 | | | | |
| Panelled Wall | X | X | X | | |
| Unfinished Wall | X | | | | |
| Floor/Carpet | | X | X | | |
| Floor/Tile-Lino | | L | | | |
| Number of Rooms | 1 | 5 | 2 | | |
| Bedrooms | | | 2 | | |
| Central Heat | | | A | | |
| FORCED AIR | | | | | |
| Central A/C | | | A | | |
| Plumbing | | | | | |
| Standard | 1 | | | | |

| | |
|---|---|
| Air Conditioning | 2440 |
| Extra Features | 5320 |
| Total Value | 137210 |
| PUB PAVED ST/RD | |
| PUB SIDEWALK | |
| Neighborhood: | |
| Code: | 3630 |
| Dwl/Gar/NC% | 1.4500 |

| | Bldg Type | SHB+Cons | DixHt FtxFt | Area | Unit Rate | Grade | Blt/Renov Cond | Replace Value | Phy Dpr | Fnc Dpr | True Value |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | DWELLING | 1H F/C | | 1328 | | C- | OLD/VG | 123490 | .30 | | 125340 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | 66.0000 | 66.00 | 120 | 89 | 161 | 143 | 9440 | 9440 |

Call Back: Sign: PSN Date: 2015-12-02 Lister: 36-570037.0000-v082020R