PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-650047.0000 RES
TT16 2025

sale

2022 OSBORN JEAN ELLEN	1989-05-16	
2023 OSBORN JEAN E TRUSTEE	2022-03-02	
2024 OSBORN JEAN E TRUSTEE	2022-03-02	
2025 OSBORN JEAN E TRUSTEE	2022-03-02	WAYNE HTS 5-4
691 N CHERRY ST	2QC	
	$0	
KENTON OH 43326		

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

	2022	2023	2024	2025	2025	CAMA
Tax Year						
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	7770	17740	17740	17740	17740	17750
Bldg100%	100230	66430	66430	66430	66430	66430
Totl100%	108000t	84170t	84170t	84170t	84170t	84180t
Cauv100%						
Tax Value:						
Land 35%	2720	6210	6210	6210	6210	6210
Bldg 35%	35080	23250	23250	23250	23250	23250
Totl 35%	37800t	29460t	29460t	29460t	29460t	29460t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	1765.76	1211.30	1281.44	1272.98	1272.98	
Sp-Asmnt	24.00	32.00	24.00	27.00		

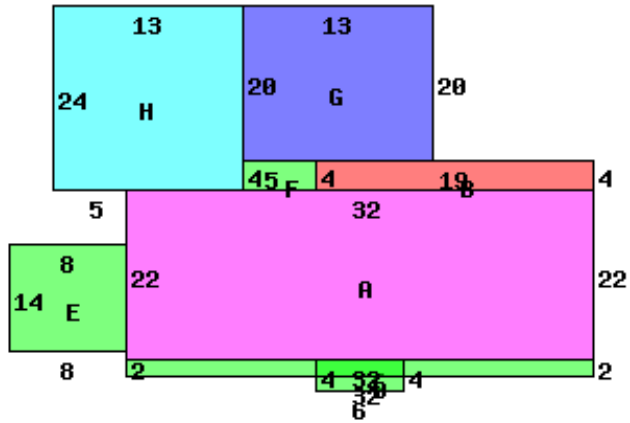
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		704		a	*MAIN
1 B	F	A		76		b	ADDTN
	OH	P		64	2430	c	PORCH
	STP	P		24	100	d	PORCH
	OFP	P		112	3360	e	PORCH
	OFP	P		20	600	f	PORCH
	F	G		260	6240	g	GRAGE
	PAT	X		312		h	OTHER

#: 48 L/W
366500480000

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
113	2	2022-03-02	OSBORN JEAN E TRUSTEE	2QC	*	0	7770	100230
391	1	1989-05-16		1UN	*	0	0	56030

Year	Land	Bldg	Total	Net Tax
2021	2720	35080	37800	1772.20
2020	2720	35080	37800	1539.30

project			ben acres	/ %	factor
131	BLANCHARD RIVER MAINT	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			
921	BLANCHARD RIVER MAINT	XA/2023			
235	KELLOGG #983 - BLANCHARD	XA/2025			



691 N CHERRY ST 43326

Occupancy 1 Single Family

Story Height 2			*DWELLING COMPUTATIONS Sq-Ft	Value
Floor Level	Main	FRAME	780	95310
	Full Upper	FRAME	704	53150
	Basement		780	14590
	Subtotal			163050
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X	Fireplaces	2000
Unfinished Wall	X	Garages and Carports	6240
Floor/Hardwood	X X	Extra Features	7770
Number of Rooms	1 4 3	Total Value	179060
Bedrooms	3		
		PUB PAVED ST/RD	
Fireplace			
Openings	1	Neighborhood:	
Stacks	1	Code:	3690
Central Heat	A	Dwl/Gar/NC%	1.0600
FORCED AIR			
Plumbing			
Standard	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B F		1484		C	1940FR	179060	.65		66430

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	86.7500	87.00	109	85	240	204	17750	17750

Call Back: Sign: PSN Date: 2015-01-16 Lister: