PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-650047.0000 RES
TT16 2026

sale

2023 OSBORN JEAN E TRUSTEE	2022-03-02	
2024 OSBORN JEAN E TRUSTEE	2022-03-02	
2025 OSBORN JEAN E TRUSTEE	2022-03-02	
2026 OSBORN JEAN E TRUSTEE	2022-03-02	WAYNE HTS 5-4
691 N CHERRY ST	2QC	
	$0	
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%	17740	17740	17740	17740		17740	20460	20450
Bldg100%	66430	66430	66430	66430		66430	94000	94010
Totl100%	84170t	84170t	84170t	84170t		84170t	114460t	114460t
Cauv100%								
Tax Value:								
Land 35%	6210	6210	6210	6210		6210	7160	7160
Bldg 35%	23250	23250	23250	23250		23250	32900	32900
Totl 35%	29460t	29460t	29460t	29460t		29460t	40060t	40060t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1211.30	1281.44	1272.98	1272.98	1272.98			
Sp-Asmnt	32.00	24.00	27.00	27.00				

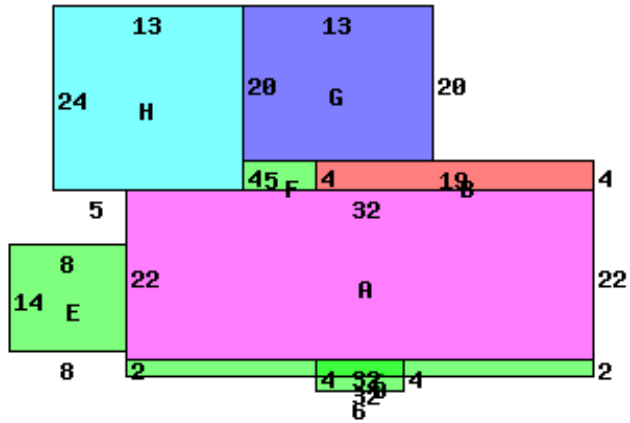
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		704		a	*MAIN
1 B	F	A		76		b	ADDTN
	OH	P		64	2430	c	PORCH
	STP	P		24	100	d	PORCH
	OFP	P		112	3360	e	PORCH
	OFP	P		20	600	f	PORCH
	F	G		260	6240	g	GRAGE
	PAT	X		312		h	OTHER

#: 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
2022	2720	35080	37800	1765.76
2021	2720	35080	37800	1772.20

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

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
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	
Unfinished Wall	X				
Floor/Hardwood			X	X	
Number of Rooms	1	4	3		
Bedrooms			3		
Fireplace					
Openings	1				
Stacks	1				
Central Heat			A		
FORCED AIR					
Plumbing					
Standard	1				

Fireplaces	2000	
Garages and Carports	6240	
Extra Features	7770	
Total Value	179060	
PUB PAVED ST/RD		
Neighborhood:		
Code:	3690	
Dwl/Gar/NC%	1.5000	

	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		94010

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	86.7500	87.00	109	85	276	235	20450	20450

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

36-650047.0000-v082020R