

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-650095.0000
R01

RES
2025

sale

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

2022 OSBORN TYLER J & KATE	2018-07-20
2023 OSBORN TYLER J & KATE	2018-07-20
2024 OSBORN TYLER J & KATE	2018-07-20
2025 OSBORN KATELYN D	2024-03-29
630 N HIGH ST	1QC
KENTON OH 43326	\$0

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	10000	11030	11030	11030	11030	11040
Bldg100%	95740	116060	116060	116060	116060	116060
Totl100%	105740t	127090t	127090t	127090t	127090t	127100t
Cauv100%						
Tax Value:						
Land 35%	3500	3860	3860	3860	3860	3860
Bldg 35%	33510	40620	40620	40620	40620	40620
Totl 35%	37010t	44480t	44480t	44480t	44480t	44490t
Hmstd35%				44480	44480	
Owner Oc		39.36		39.22	39.22	hmstd 3860 l 40620 b
Hmstd RB						
Net Tax	1728.86	1789.50	1934.76	1882.80	1882.80	
Sp-Asmnt	27.00	39.00	27.00	30.00		

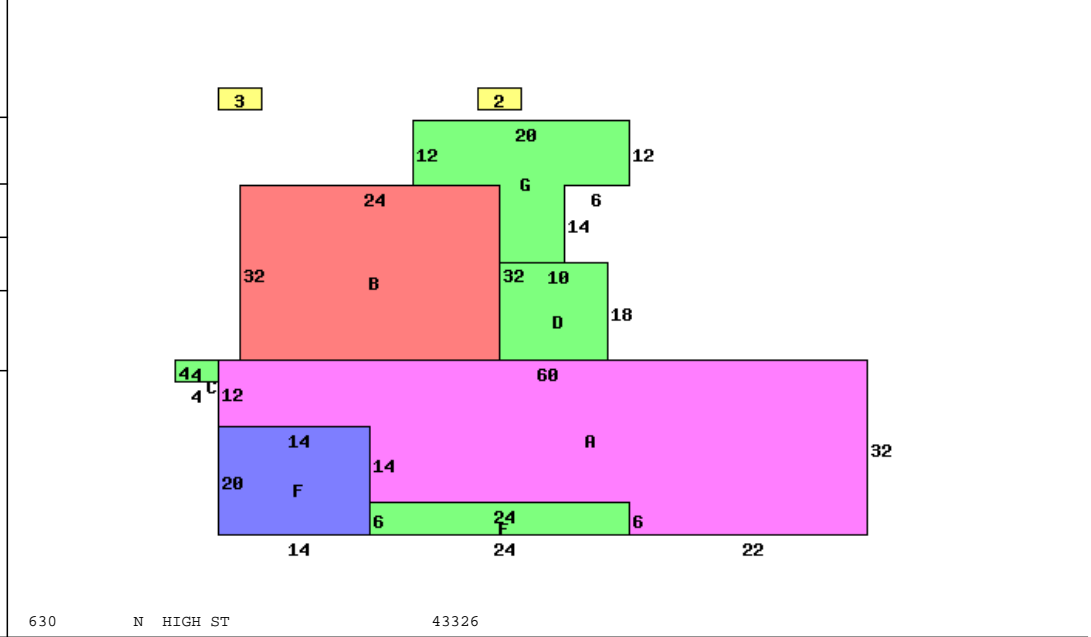
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1496			ADDTN
1	F/C	A		768			PORCH
	STP	P		16	60		PORCH
	WDD	P		180	2700		PORCH
	QFP	P		144	4320		GRAGE
	F	G		280	6720		PORCH
	DK	P		324	4860		

#: 96, 104 L/W
gas fireplace
366500960000
366501040000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
161	1	2024-03-29	OSBORN KATELYN D	1QC *	0	11030	116060
348	1	2018-07-20	OSBORN TYLER J & KATELYN	1SD	115000	9510	77710

Year	Land	Bldg	Total	Net Tax
2021	3500	33510	37010	1735.16
2020	3500	33510	37010	1507.14

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



Occupancy 1 Single Family				*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value		
Floor Level	Main	FRAME	2264	150990	
Shingle	Subtotal			150990	
	Roof	GABLE			
Plaster/Drywall	X			Plumbing	2100
Panelled Wall	X			Garages and Carports	6720
Floor/Pine	X			Extra Features	12900
Floor/Carpet	X			Total Value	172710
Number of Rooms	7				
Bedrooms	3			PUB PAVED ST/RD	
Central Heat	A			Neighborhood:	
HOT WATER				Code:	3620
Plumbing				Dwl/Gar/NC%	1.1200
Standard	1				
Extra 3 Fixture	1				

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C		Rate	Cond	Value	Dpr	Dpr	Value
2 Shed	*NV	8X12	96	OLD/GD	172710	.40		116060
3 Shed	*PP	8X12	96	OLD/	0	.65		0
front lot	acres/	effective	depth	actual	effective	extended	true	
rear lot	frontage	frontage	depth	rate	rate	value	value	
		80.00	140	96	115	9200	9200	
		80.00	145	23	100	1840	1840	

Call Back:

Sign: PSN Date: 2015-01-12 Lister:

36-650095.0000-v082020R