PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-650095.0000 RES
R01 2026

sale

2023 OSBORN TYLER J & KATE	2018-07-20	
2024 OSBORN TYLER J & KATE	2018-07-20	
2025 OSBORN KATELYN D	2024-03-29	
2026 OSBORN KATELYN D	2024-03-29	WAYNE HTS LOTS 46-47
630 N HIGH ST	1QC	
	$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%	11030	11030	11030	11030		11030	12400	12400
Bldg100%	116060	116060	116060	116060		116060	160630	160620
Totl100%	127090t	127090t	127090t	127090t		127090t	173030t	173020t
Cauv100%								
Tax Value:								
Land 35%	3860	3860	3860	3860		3860	4340	4340
Bldg 35%	40620	40620	40620	40620		40620	56220	56220
Totl 35%	44480t	44480t	44480t	44480t		44480t	60560t	60560t
Hmstd35%				44480		44480	44480	
Owner Oc	39.36		39.22	39.22	39.22	hmstd 3860 l	40620 b	
Hmstd RB								
Net Tax	1789.50	1934.76	1882.80	1882.80	1882.80			
Sp-Asmnt	39.00	27.00	30.00	30.00				

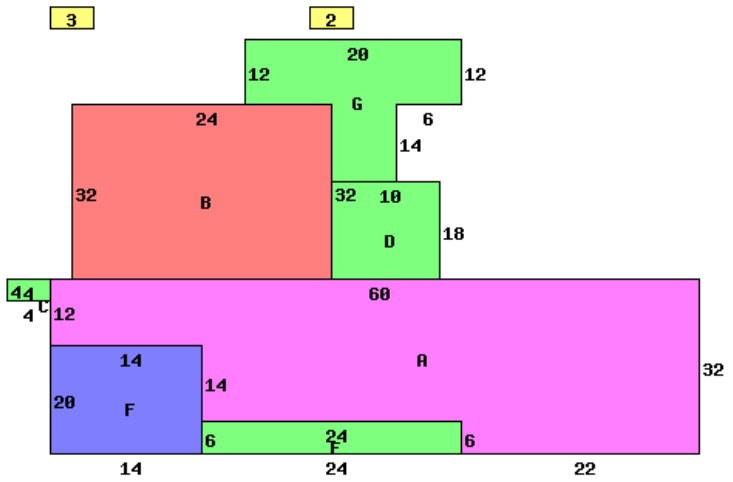
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1496		a	*MAIN
1	F/C	A		768		b	ADDTN
	STP	P		16	60	c	PORCH
	WDD	P		180	2700	d	PORCH
	OFP	P		144	4320	e	PORCH
	F	G		280	6720	f	GRAGE
	DK	P		324	4860	g	PORCH

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

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
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
2022	3500	33510	37010	1728.86
2021	3500	33510	37010	1735.16

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			



630 N HIGH ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	2264	150990
	Subtotal			150990
Shingle	Roof	GABLE		

B 1 2 U A

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%	1.5500
Standard	1		
Extra 3 Fixture	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		2264		C	OLD/GD	172710	.40		160620
2	Shed	*NV 0	8X12	96			1962	0			0
3	Shed	*PP	8X12	96			OLD/	0	.65		0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		80.00	140	96	138	132	10560	10560
rear lot		80.00	145	23	100	23	1840	1840

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

36-650095.0000-v082020R