BUCK TWP
KENTON SD 00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-010040.0000 RES
M24 2026

sale

2023	EVANS WILLIAM L ETAL	2021-06-15				
2024	EVANS WILLIAM L ETAL	2021-06-15				
2025	EVANS WILLIAM L ETAL	2021-06-15				
2026	EVANS WILLIAM L ETAL	2021-06-15	10047	10678	.769A	
	12785 SR 67	7AF				
		$0				
	KENTON OH 43326					

Eff Rate:- 43.46 45.84 45.54 45.54 a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	.7690	.7690	.7690	.7690	.7690			
Land100%	13510	13510	13510	13510		13510	15540	15530
Bldg100%	119510	119510	119510	119510		119510	172110	172100
Totl100%	133030t	133030t	133030t	133030t		133030t	187660t	187630t
Cauv100%								
Tax Value:								
Land 35%	4730	4730	4730	4730		4730	5440	5440
Bldg 35%	41830	41830	41830	41830		41830	60240	60230
Totl 35%	46560t	46560t	46560t	46560t		46560t	65680t	65670t
Hmstd35%								
Owner Oc	39.92	39.88	39.76	39.76	39.76			
Hmstd RB	359.22	407.26	418.88	418.88	418.88			
Net Tax	1464.58	1527.48	1502.64	1502.64	1502.64			
Sp-Asmnt	35.66	46.97	46.97	46.97				

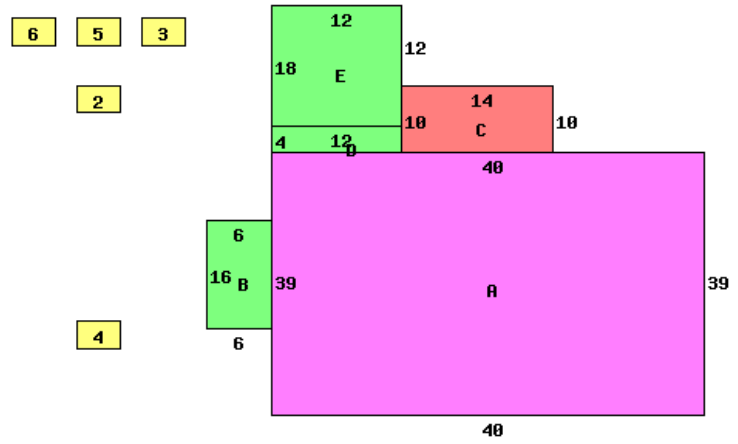
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1560		a	*MAIN
	OFP	P		96	2880	b	PORCH
1	F/C	A		140		c	ADDTN
	DK	P		48	720	d	PORCH
	EFP	P		216	8640	e	PORCH

#: 48, 69 L/W
gas fireplace
2017 duplicate combined parcels
040100480000 .23a
040100690000 .033a

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
255	7	2021-06-15	EVANS WILLIAM L ETAL	7AF	*	0	11340	95060
206	7	2018-06-04	EVANS REBECCA KAY ETAL	7SD	*	0	10800	78260
282	4	1998-06-16	EVANS REBECCA ETAL	4QC	*	0	7940	58890
313	0	1988-05-03			*	0	0	41430

Year	Land	Bldg	Total	Net Tax
2022	3970	33270	37240	1275.80
2021	3970	33270	37240	1280.62

project		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025		
500	HARDIN COUNTY LANDFILL	XA/2025		
279	SILVER CREEK - SCIOTO RIVER	XA/2025		



12785 SR 67 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1700	127350
	Subtotal			127350
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	3040
Panelled Wall	X	Plumbing	2100
Floor/Hardwood	X	Extra Features	12240
Floor/Carpet	X	Total Value	144730
Number of Rooms	7		
Bedrooms	3	PUB ELECTRIC	
		PRIV WATER	
Central Heat	A	PRIV SEWER	
ELECTRIC		PUB PAVED ST/RD	
Central A/C	A		
Plumbing		Neighborhood:	
Standard	1	Code:	400
Extra 3 Fixture	1	Dwl/Gar/NC%	1.8000

	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		1700		C	1960GD	144730	.37		164120
2	Garage		22X24	528		C	1960AV	12670	.65		7980
3	Shed	*PP F	8X10	80			OLD/AV	0			0
4	Shed	*PP	6X6	80			OLD/AV	0			0
5	Shed	*PP	8X10	80			OLD/	0			0
6	Shed	*PP	10X14	140			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	.7690				17250	17250	15530	15530

Call Back: Sign: PSN Date: 2015-08-10 Lister: 04-010040.0000-v082020R