

BUCK TWP
KENTON SD

00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-010040.0000
M24

RES
2025

sale

Eff Rate:- 49.50 — 43.46 — 45.84 — 45.54 — a/r

2022	EVANS WILLIAM L ETAL	2021-06-15			
2023	EVANS WILLIAM L ETAL	2021-06-15			
2024	EVANS WILLIAM L ETAL	2021-06-15			
2025	EVANS WILLIAM L ETAL	2021-06-15	10047 10678	.769A	
	12785 SR 67	7AF			
	KENTON OH 43326	\$0			

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	.7690	.7690	.7690	.7690	
Land100%	11340	13510	13510	13510	13500
Bldg100%	95060	119510	119510	119510	119520
Totl100%	106400t	133030t	133030t	133030t	133020t
Cauv100%					
Tax Value:					
Land 35%	3970	4730	4730	4730	4730
Bldg 35%	33270	41830	41830	41830	41830
Totl 35%	37240t	46560t	46560t	46560t	46560t
Hmstd35%					
Owner Oc	35.10	39.92	39.88	39.76	
Hmstd RB	391.88	359.22	407.26	418.88	
Net Tax	1275.80	1464.58	1527.48	1502.64	
Sp-Asmnt	35.66	35.66	46.97	46.97	

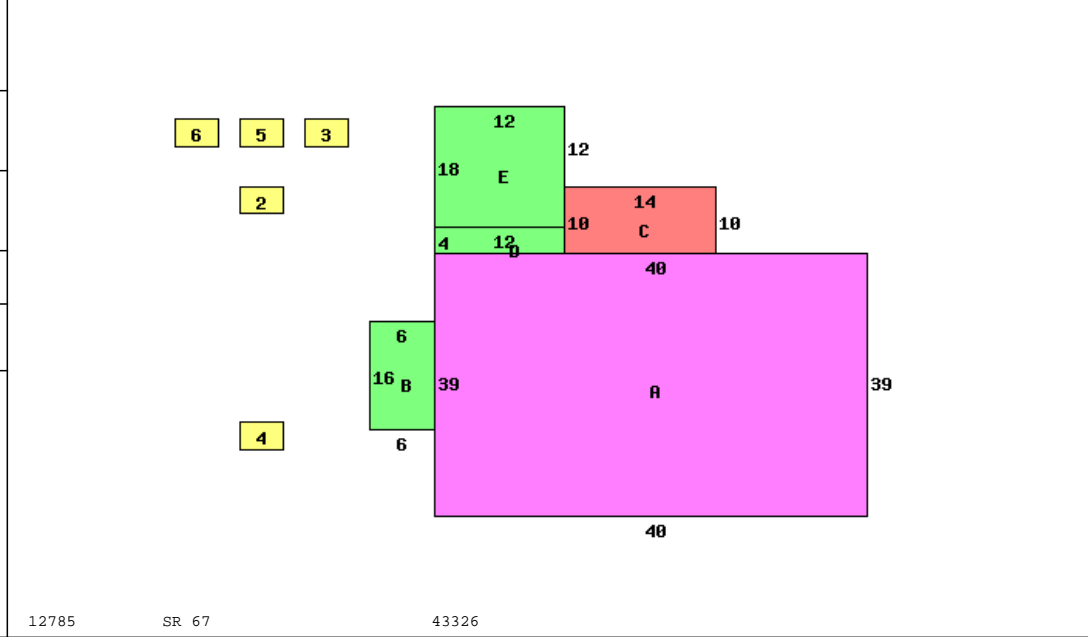
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1560		a	*MAIN
	OFF	P		96	2880	b	PORCH
1	F/C	A		140		c	ADDTN
	DK	P		48	720	d	PORCH
	FFP	P		216	8640	e	PORCH

#: 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
2021	3970	33270	37240	1280.62
2020	3970	33270	37240	1104.90

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		
Story Height 1	Sq-Ft	Value	
Floor Level	1700	127350	
Shingle	Subtotal	127350	
	B 1 2 U A	FRAME	
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	
Central Heat	A	PRIV WATER	
ELECTRIC		PRIV SEWER	
Central A/C	A	PUB PAVED ST/RD	
Plumbing		Neighborhood:	
Standard	1	Code:	400
Extra 3 Fixture	1	Dwl/Gar/NC%	1.2500

Bldg Type	SHB+Cons	DixFt	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 F/C	1700			C	1960GD	144730	.37		113980
2 Garage		22X24	528		C	1960AV	12670	.65		5540
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
homesite		acres/ frontage	effective frontage	depth	actual factor	effective rate	effective rate	extended value	true value	
		.7690				15000	15000	13500	13500	