BUCK TWP
KENTON SD 00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-010052.0000 RES
L14 2025

sale

2022	PIFER JOHN W JR	2013-07-01
2023	PIFER JOHN W JR	2013-07-01
2024	PIFER JOHN W JR	2013-07-01
2025	PIFER JOHN W JR	2013-07-01 10047 ETC .74A
	12289 CR 130	2QC
		$0
	KENTON OH 43326	

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

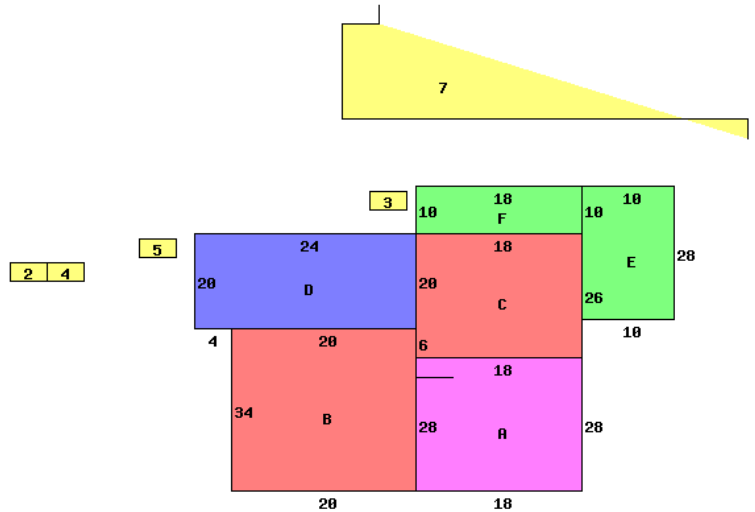
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	.7400	.7400	.7400	.7400	
Land100%	10570	12600	12600	12600	12600
Bldg100%	91400	110230	110230	110230	110220
Totl100%	101970t	122830t	122830t	122830t	122820t
Cauv100%					
Tax Value:					
Land 35%	3700	4410	4410	4410	4410
Bldg 35%	31990	38580	38580	38580	38580
Totl 35%	35690t	42990t	42990t	42990t	42990t
Hmstd35%	33240	39900	39900	38660	
Owner Oc	31.34	34.22	34.18	33.02	hmstd 4410 l 34250 b
Hmstd RB					
Net Tax	1600.58	1686.62	1789.04	1777.88	
Sp-Asmnt	25.75	25.75	43.22	43.22	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		504		a	*MAIN
1	F/C	A		680		b	ADDTN
1 B	F	A		468		c	ADDTN
	F2	G		480	11520	d	GRAGE
	DK	P		280	4200	e	PORCH
	OFP	P		180	5400	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
301	2	2013-07-01	PIFER JOHN W JR	2QC *	0	8830	57570
734	2	1999-12-08	PIFER JOHN W & CARMELLA	2SD	90000	7340	60340

Year	Land	Bldg	Total	Net Tax
2021	3700	31990	35690	1606.56
2020	3700	31990	35690	1386.44

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
160 PADEN #903 - SCIOTO RIVER	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



12289 CR 130 43326

Occupancy 1 Single Family

Story Height 1H

Floor Level

Shingle

			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	1652	123750
	Part Upper	FRAME	504	26320
	Basement		126	2780
	Subtotal			152850
	Roof	GABLE		

	B 1 2 U A
Plaster/Drywall	X X
Panelled Wall	X
Unfinished Wall	X
Floor/Carpet	X X
Floor/Concrete	X
Floor/Tile-Lino	L
Number of Rooms	1 5 2
Bedrooms	1 2
Central Heat	A
HOT WATER	
Plumbing	
Standard	1

Garages and Carports	11520
Extra Features	9600
Total Value	173970
Neighborhood:	
Code:	400
Dwl/Gar/NC%	1.2500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1HB F		2156		C	1901AV	173970	.55		97860
2	Garage		30X33	990		D	1980AV	19010	.65		8320
3	POND	*.17A		0			OLD/	0			0
4	CARPORT	*SV	12X30	360			1980AV	500			500
5	Shed	*PP CB	12X12	144			1950AV	0			0
6	P	DK	12X16	192		C	2000AV	2880	.55		1300
7	P	CAN	10X33	330		C	2020AV	2640	.15		2240

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	.7400				15000	15000	12600	12600

Call Back: Sign: PSN Date: 2015-08-06 Lister: 04-010052.0000-v082020R