BUCK TWP
KENTON SD 00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-010052.0000 RES
L14 2026

sale

2023	PIFER JOHN W JR	2013-07-01
2024	PIFER JOHN W JR	2013-07-01
2025	PIFER JOHN W JR	2013-07-01
2026	PIFER JOHN W JR	2013-07-01 10047 ETC .74A
	12289 CR 130	2QC
		$0
	KENTON OH 43326	

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

	Tax Year	Prop Cls	Acres	Land100%	Bldg100%	Totl100%	Cauv100%
	2023	511	.7400	12600	110230	122830t	
	2024	511	.7400	12600	110230	122830t	
	2025	511	.7400	12600	110230	122830t	
	2026	511	.7400	12600	110230	122830t	
	2026	0	.7400				
	2026	511		12600	110230	122830t	
	2027	511		14490	156940	171430t	
	CAMA	511		14490	156940	171430t	

Tax Value:

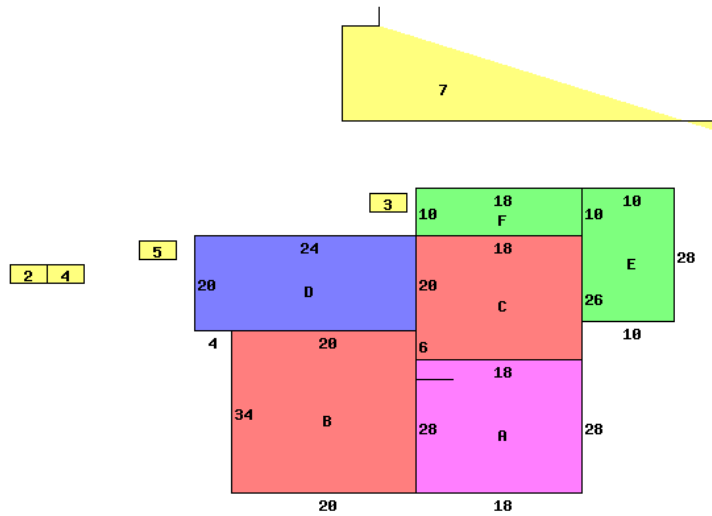
	Land 35%	Bldg 35%	Totl 35%	Hmstd35%	Owner Oc	Hmstd RB	Net Tax	Sp-Asmnt
	4410	38580	42990t	39900	34.22		1686.62	25.75
	4410	38580	42990t	39900	34.18		1789.04	43.22
	4410	38580	42990t	38660	33.02		1777.88	43.22
	4410	38580	42990t	38660	33.02		1777.88	43.22
					33.02		1777.88	
	4410	38580	42990t	38660		hmstd 4410 l 34250 b		
	5070	54930	60000t	54390				
	5070	54930	60000t					

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
2022	3700	31990	35690	1600.58
2021	3700	31990	35690	1606.56

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

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1652	123750
	Part Upper	FRAME	504	26320
	Basement		126	2780
	Subtotal			152850
Shingle	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%	1.8000

	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		140920
2	Garage		30X33	990		D	1980AV	19010	.65		11980
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				17250	17250	14490	14490

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