

BUCK TWP
KENTON SD

00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-010060.0000
L24

RES
2025

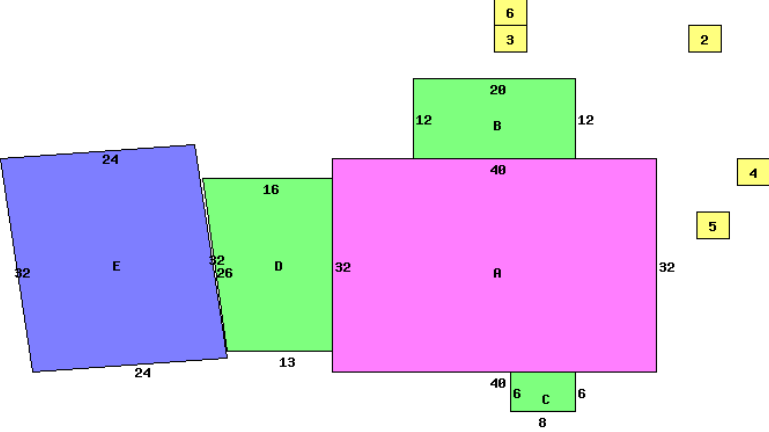
sale

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

2022 SHEPHERD JOHN W &	2015-01-13	
2023 SHEPHERD JOHN W &	2015-01-13	
2024 SHEPHERD JOHN W &	2015-01-13	
2025 SHEPHERD JOHN W &	2015-01-13	10047 ETC 5.00A
12774 TR 135	2SD	
KENTON OH 43326	\$0	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	5.0000	5.0000	5.0000	5.0000	
Land100%	22200	31000	31000	31000	31000
Bldg100%	144660	171770	171770	171770	171770
Totl100%	166860t	202770t	202770t	202770t	202770t
Cauv100%					
Tax Value:					
Land 35%	7770	10850	10850	10850	10850
Bldg 35%	50630	60120	60120	60120	60120
Totl 35%	58400t	70970t	70970t	70970t	70970t
Hmstd35%	48790	59360	59360	59360	
Owner Oc	45.98	50.90	50.84	50.70	
Hmstd RB					
Net Tax	2624.32	2789.94	2959.02	2938.82	
Sp-Asmnt	53.34	53.34	78.10	63.55	

SHB+ 1 B	CONS	TYPE	FACT	SQ-FT	VALUE				
	F	M		1280		a	*MAIN		
	DK	P		240	3600	b	PORCH		
	OFP	P		48	1440	c	PORCH		
	EBW	P		377	15080	d	PORCH		
	F	G		776	18620	e	GRAGE		
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg		
18	2	2015-01-13	SHEPHERD JOHN W &	2SD *	0	20110	122710		
369	2	2014-08-27	SMITH LAURIE A	2WD	140000	20110	115030		
186	1	2004-04-12	GOSSARD DAVID J & MELANI	1WD	120000	18090	92800		
295	0	1988-04-27		*	21500	0	10400		
214	0	1986-04-02			0	0	12400		
Year	Land	Bldg	Total	Net Tax					
2021	7770	50630	58400	2634.12					
2020	7770	50630	58400	2274.00					
p r o j e c t					ben acres / % factor				
02 MAIN DISTRICT CONSERVANCY					XA/2025				
08 CARMAN - SCIOTO RIVER					XA/2025				
00 HARDIN COUNTY LANDFILL					XA/2025				



12774 TR 135 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level		
	Main	FRAME
	Basement	
	Subtotal	
Metal	Roof	GABLE
	B 1 2 U A	
Plaster/Drywall	D	Plumbing
Unfinished Wall	X	Garages and Carports
Floor/Carpet	X	Extra Features
Floor/Tile-Lino	L	Total Value
Number of Rooms	1 6	
Bedrooms	3	
Central Heat	A	PUB ELECTRIC
FORCED AIR		PRIV WATER
Plumbing		PRIV SEWER
Standard	1	PUB PAVED ST/RD
Extra 2 Fixture	1	Neighborhood:
		Code:
		Dwl/Gar/NC%

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Cond	Replace	Phy	Fnc	True
1 DWELLING	1 B F	1280	1280	Rate		1991VG		152690	.19	Dpr	Value
2 Garage	P 0	40X30	1200		C	1990AV		28800	.65		
3 Pole Build	F	32X16	512		C	1997AV		6140	.55		
4 Shed	*PP	6X20	60			OLD/		0			
5 POND	*.17A		0			OLD/		0			
6 Lean-To		14X36	504		C	1997AV		4030	.55		
homesite	acres/	effective	depth	actual	effective	extended	true				
small acreage	frontage	frontage	depth	rate	rate	value	value				
	1.0000			15000	15000	16000	15000				
	4.0000			5000	4000	16000	16000				