BUCK TWP
KENTON SD 00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-010060.0000 RES
L24 2026

sale

2023 SHEPHERD JOHN W &	2015-01-13	
2024 SHEPHERD JOHN W &	2015-01-13	
2025 SHEPHERD JOHN W &	2015-01-13	
2026 SHEPHERD JOHN W &	2015-01-13 10047 ETC	5.00A
12774 TR 135	2SD	
	$0	
KENTON OH 43326		

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

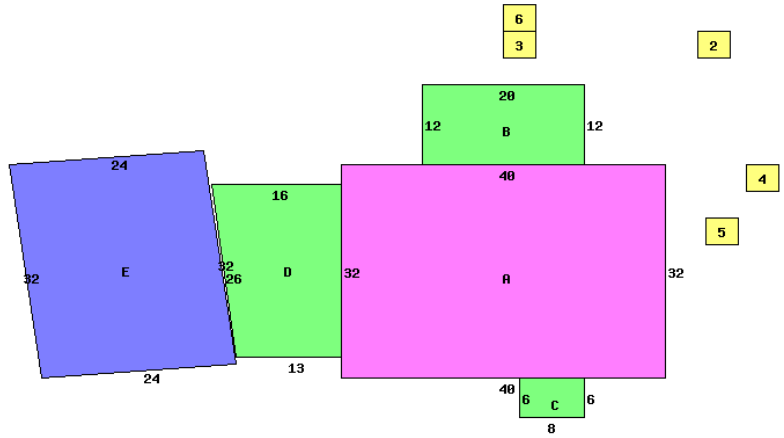
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	5.0000	5.0000	5.0000	5.0000	5.0000			
Land100%	31000	31000	31000	31000		31000	33260	33250
Bldg100%	171770	171770	171770	171770		171770	245340	245330
Totl100%	202770t	202770t	202770t	202770t		202770t	278600t	278580t
Cauv100%								
Tax Value:								
Land 35%	10850	10850	10850	10850		10850	11640	11640
Bldg 35%	60120	60120	60120	60120		60120	85870	85870
Totl 35%	70970t	70970t	70970t	70970t		70970t	97510t	97500t
Hmstd35%	59360	59360	59360	59360		59360	83960	
Owner Oc	50.90	50.84	50.70	50.70	50.70	hmstd 5250 l	54110 b	
Hmstd RB								
Net Tax	2789.94	2959.02	2938.82	2938.82	2938.82			
Sp-Asmnt	53.34	78.10	63.55	63.55				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	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
2022	7770	50630	58400	2624.32
2021	7770	50630	58400	2634.12

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
138 CARMEAN - SCIOTO RIVER	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



12774 TR 135 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1280	105820
	Basement		1280	23690
	Subtotal			129510
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Plumbing	1400
Unfinished Wall	X	Garages and Carports	18620
Floor/Carpet	X	Extra Features	20120
Floor/Tile-Lino	L	Total Value	169650
Number of Rooms	1 6		
Bedrooms	3	PUB ELECTRIC	
		PRIV WATER	
Central Heat	A	PRIV SEWER	
FORCED AIR		PUB PAVED ST/RD	
Plumbing			
Standard	1	Neighborhood:	
Extra 2 Fixture	1	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	1 B F		1280		C-	1991VG	152690	.19		222620
2	Garage	P 0	40X30	1200		C	1990AV	28800	.65		18140
3	Pole Build	F	32X16	512		C	1997AV	6140	.55		2760
4	Shed	*PP	6X20	60			OLD/	0			0
5	POND	*.17A		0			OLD/	0			0
6	Lean-To		14X36	504		C	1997AV	4030	.55		1810

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	4.0000				5000	4000	16000	16000

Call Back: Sign: PSN Date: 2015-08-06 Lister: 04-010060.0000-v082020R