

BUCK TWP
KENTON SD

00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-010063.0000
M12

RES
2024

sale

Eff Rate:- 49.66 — 49.50 — 43.46 — 45.84 — a/r

2021	KEITH DAVID L	2020-08-06	
2022	KEITH DAVID L	2020-08-06	
2023	KEITH DAVID L & KATHL	2022-04-21	
2024	KEITH DAVID L & KATHLEE	2022-04-21	10267-8 5.00A
	13355 TR 135	1QC	
	KENTON OH 43326	\$0	

Tax Year	2021	2022	2023	2024
Prop Cls	561	561	561	561
Acres	5.0000	5.0000	5.0000	5.0000
Land100%	22200	22200	31000	31000
Bldg100%	120690	120690	181740	181740
Totl100%	142890t	142890t	212740t	212740t
Cauv100%				
Tax Value:				
Land 35%	7770	7770	10850	10850
Bldg 35%	42240	42240	63610	63610
Totl 35%	50010t	50010t	74460t	74460t
Hmstd35%	33230	33230	52290	52290
Owner Oc	31.32	31.32	44.84	44.78
Hmstd RB		391.88	359.22	407.26
Net Tax	2263.74	1863.48	2576.50	2705.82
Sp-Asmnt	33.06	33.05	33.05	56.84

2024	2025	CAMA
561	561	561
31000	31000	31000
181740	181740	181750
212740t	212740t	212750t

2026	KEITH KATHLEEN	2025-06-02
	13355 TR 135	1AF
	KENTON OH 43326	

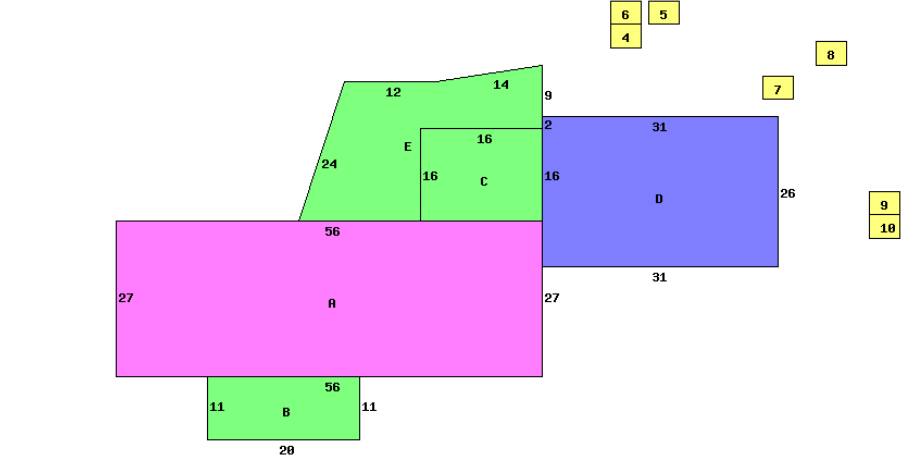
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1512			
	OFF	P		220	6600	b	PORCH
	OFF	P		256	7680	c	PORCH
	F	G		806	23410	d	GRAGE
	PAT	P		461	1380	e	PORCH

gas fireplace

Sale#	#d	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
188	1	2025-06-02	KEITH KATHLEEN	1AF *	0	31000	181740
343	1	2022-04-21	KEITH DAVID L & KATHLEEN	1QC *	0	22200	120690
714	1	2020-08-06	KEITH DAVID L	1WD	210000	21600	87940
6	2	1995-08-02	GRINDELL THOMAS AND KATH	1WD	12500	7200	0
		1989-01-05		2WD	7500	4310	0

Year	Land	Bldg	Total	Net Tax
2020	7770	36730	44500	1736.80
2019	7560	30780	38340	1435.64

project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2024		
138 CARMAN - SCIOTO RIVER	XA/2024		
500 HARDIN COUNTY LANDFILL	XA/2024		
279 SILVER CREEK - SCIOTO RIVER	XA/2024		



13355 TR 135 43326

Occupancy 4 M/H on Real Estate				*DWELLING COMPUTATIONS	
Story Height	1			Sq-Ft	Value
Floor Level					
Metal		Main	FRAME	1512	119420
		Subtotal			119420
		Roof	GABLE		
Plaster/Drywall	D			Fireplaces	2000
Floor/Hardwood	X			Air Conditioning	2570
Floor/Carpet	X			Plumbing	2100
Floor/Tile-Lino	T			Garages and Carports	23410
Number of Rooms	7			Extra Features	15660
Bedrooms	3			Total Value	165160
Fireplace				PUB ELECTRIC	
Openings	1			PRIV WATER	
Stacks	1			PRIV SEWER	
Central Heat	A			PUB PAVED ST/RD	
FORCED AIR					
Central A/C	A			Neighborhood:	
Plumbing				Code:	400
Standard	1			Dwl/Gar/NC%	1.2500
Extra 3 Fixture	1				

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace	Phy Dpr	Fnc Dpr	True Value
1 MH/REAL	1 F/C	27X56	1512		MHD	2000GD		132130	.19		133780
4 Garage	M	20X32	640		C	2000AV		15680	.55		8820
5 Shed	*PP	4X4	16			OLD/		0			0
6 Shop-Stud	M	24X36	864		C	2000AV		12960	.55		5830
7 Shed	F	20X22	440		C	2007AV		5280	.45		2900
8 Pole Build		28X28	784		C	2017AV		11760	.20		9410
9 Pole Build		40X80	3200		C	2020AV		48000	.15	.50	20400
10 P	OFF	6X8	48		C	2020AV		1440	.15	.50	610

homesite	acres/	effective	depth	actual	effective	extended	true
small acreage	frontage	frontage	factor	rate	rate	value	value
	1.0000			15000	15000	15000	15000
	4.0000			5000	4000	16000	16000

Call Back: Sign: PSN Date: 2018-06-20 Lister:

04-010063.0000-v082020R