BUCK TWP
KENTON SD 00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-010063.0000 RES
M12 2026

sale

2023	KEITH DAVID L & KATHL	2022-04-21
2024	KEITH DAVID L & KATHL	2022-04-21
2025	KEITH DAVID L & KATHL	2022-04-21
2026	KEITH DAVID L & KATHLEE	2022-04-21 10267-8 5.00A
	13355 TR 135	1QC
		$0
	KENTON OH 43326	

2027	HORN AARON J & BETHANY	2025-09-09
	13355 TR 135	1WD
	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	561	561	561	561	0	561	561	561
Acres	5.0000	5.0000	5.0000	5.0000	5.0000			
Land100%	31000	31000	31000	31000		31000	33260	33250
Bldg100%	181740	181740	181740	181740		181740	244510	244500
Totl100%	212740t	212740t	212740t	212740t		212740t	277770t	277750t
Cauv100%								
Tax Value:								
Land 35%	10850	10850	10850	10850		10850	11640	11640
Bldg 35%	63610	63610	63610	63610		63610	85580	85580
Totl 35%	74460t	74460t	74460t	74460t		74460t	97220t	97210t
Hmstd35%	52290	52290	52070	52070		52070	73470	
Owner Oc	44.84	44.78	44.46	44.46	44.46	hmstd 5250 l 46820 b		
Hmstd RB	359.22	407.26	418.88	418.88	418.88			
Net Tax	2576.50	2705.82	2673.20	2673.20	2673.20			
Sp-Asmnt	33.05	56.84	64.32	64.32				

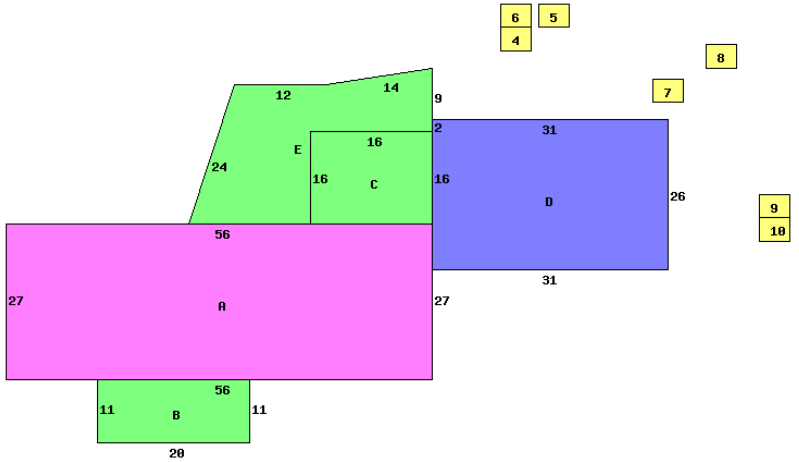
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1512		a	*MAIN
	OFP	P		220	6600	b	PORCH
	OFP	P		256	7680	c	PORCH
	F F	G		806	23410	d	GRAGE
	PAT	P		461	1380	e	PORCH

gas fireplace

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
397	1	2025-09-09	HORN AARON J & BETHANY E	1WD		425000	31000	181740
241	1	2025-06-02	KEITH KATHLEEN	1AF	*	0	31000	181740
188	1	2022-04-21	KEITH DAVID L & KATHLEEN	1QC	*	0	22200	120690
343	1	2020-08-06	KEITH DAVID L	1WD		210000	21600	87940
714	1	1995-08-02	GRINDELL THOMAS AND KATH	1WD		12500	7200	0
6	2	1989-01-05		2WD		7500	4310	0

Year	Land	Bldg	Total	Net Tax
2022	7770	42240	50010	1863.48
2021	7770	42240	50010	2263.74

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



13355 TR 135 43326

Occupancy 4 M/H on Real Estate *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1512	119420
	Subtotal			119420
Metal	Roof	GABLE		

B 1 2 U A

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%	1.8000
Extra 3 Fixture	1		

	Bldg	Type	SHB+	Cons	DixHt	FtxHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value		
1	MH/REAL		1	F/C	27X56		1512		MHD	2000GD		132130	.19		192650		
4	Garage			M	20X32		640		C	2000AV		15680	.55		12700	ELECTRIC	
5	Shed		*PP		4X4		16			OLD/		0			0	ELECTRIC	
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	ELECTRIC	CONCRET FL
9	Pole Build				40X80		3200		C	2020AV		48000	.15	.50	20400	ELECTRIC	CONCRET FL
10	P			OFP	6X8		48		C	2020AV		1440	.15	.50	610		

	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: 2018-06-20 Lister: