BUCK TWP
KENTON SD 00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-010064.0000 RES
L20 2025

sale

2022	WALLACE JOE J	2017-10-31
2023	WALLACE JOE J	2017-10-31
2024	WALLACE JOE J	2017-10-31
2025	PETITT THOMAS &	2024-12-09 10663 ETC 2.035A
	12604 CR 130	1SD
		$140,000
	KENTON OH 43326	

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

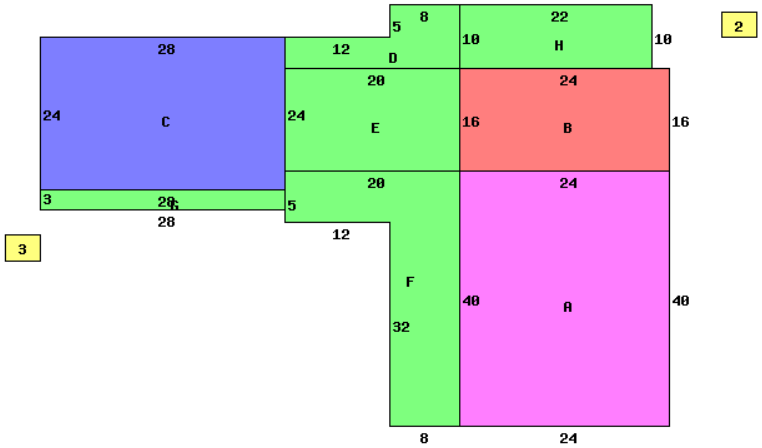
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	2.0400	2.0350	2.0350	2.0350	
Land100%	15690	20170	20170	20170	20180
Bldg100%	98910	94370	94370	94370	94370
Totl100%	114600t	114540t	114540t	114540t	114550t
Cauv100%					
Tax Value:					
Land 35%	5490	7060	7060	7060	7060
Bldg 35%	34620	33030	33030	33030	33030
Totl 35%	40110t	40090t	40090t	40090t	40090t
Hmstd35%	35390	34500			
Owner Oc	33.36	29.58	29.56		
Hmstd RB	391.88	359.22	407.26		
Net Tax	1408.76	1215.96	1263.40	1688.74	
Sp-Asmnt	33.48	33.48	48.97	43.69	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		960		a	*MAIN
1 B	F	A		384		b	ADDTN
	F	G		672	16130	c	GRAGE
	DK	P		140	2100	d	PORCH
	EBW	P		320	12800	e	PORCH
	OFP	P		416	12480	f	PORCH
	RFX	P		84	840	g	PORCH
	PAT	P		220	660	h	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
553	1	2024-12-09	PETITT THOMAS &	1SD		140000	20170	94370
530	1	2024-12-09	WALLACE SUSAN I & JOE J J	1AF	*	0	20170	94370
545	1	2017-10-31	WALLACE JOE J	1WD		110000	13600	73170
126	1	2015-03-20	MANNS EDDIE R	1WD	*	0	13600	62600
178	1	2014-04-17	FANNIE MAE	1SH	*	0	13600	58510
575	1	2004-12-14	HOWARD BRAIN K & MELINDA	1QC	*	0	11260	45660
759	1	2003-12-23	HOWARD BRIAN K	1WD		94000	11260	40370
320	1	2003-07-09	CLAPSADDLE MICKEY MARIE	1	*	0	11260	40370
681	1	1998-11-19	CLAPSADDLE TERRY L & MIC	1WD		79000	11140	27940
783	2	1991-09-27		2UN	*	36000	0	25110

Year	Land	Bldg	Total	Net Tax
2021	5490	34620	40110	1414.10
2020	5490	34620	40110	1220.70

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
138 CARMEAN - SCIOTO RIVER	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



12604 CR 130 43326

Occupancy 1 Single Family

Story Height 1
Floor Level

			*DWELLING COMPUTATIONS Sq-Ft	Value
Main	FRAME		1344	107720
Basement			525	10020
Subtotal				117740
Roof	GABLE			

Shingle

B 1 2 U A

Plaster/Drywall	X	Air Conditioning	2330
Floor/Pine	X	Garages and Carports	16130
Number of Rooms	1 5	Extra Features	28880
Bedrooms	2	Total Value	165080
Central Heat	A	PUB ELECTRIC	
HOT WATER		PUB GAS	
Central A/C	A	PRIV WATER	
Plumbing		PRIV SEWER	
Standard	1	PUB PAVED ST/RD	
		Neighborhood:	
		Code:	400
		Dwl/Gar/NC%	1.2500

	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		1344		C-	1947AV	148570	.55		83570
2	POND	*.12A		0			OLD/	0			0
3	Garage		20X24	480		C	2015AV	11520	.25		10800

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				15000	15000	15000	15000
small acreage	1.0350				5000	5000	5180	5180

Call Back: Sign: PSN Date: 2016-02-10 Lister: 04-010064.0000-v082020R