BUCK TWP
KENTON SD 00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-010093.0000 RES
M13.01 2026

sale

2023 JCL FAMILY FARMS LTD	2013-10-03	
2024 JCL FAMILY FARMS LTD	2013-10-03	
2025 JCL FAMILY FARMS LTD	2013-10-03	
2026 JCL FAMILY FARMS LTD	2013-10-03 10678	3.836A
13223 TR 135	1WD	
	$155,000	
KENTON OH 43326		

Orig Tax Year 2014
Parent: 04-010016.0000

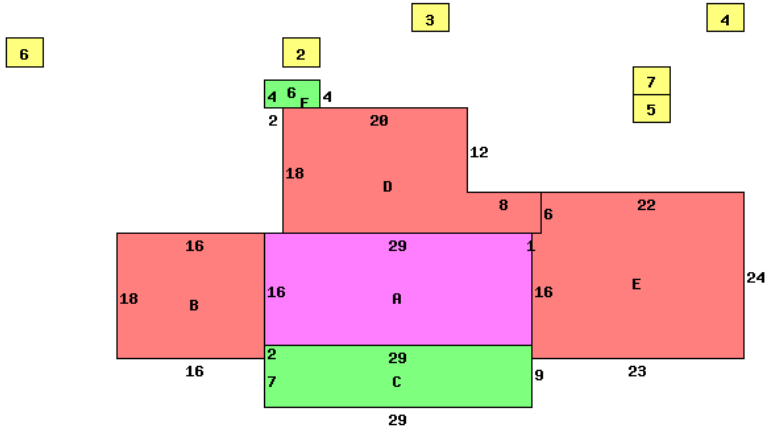
Eff Rate:- 43.46 — 45.84 — 45.54 — 45.54 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.8360	3.8360	3.8360	3.8360	3.8360			
Land100%	29170	29170	29170	29170		29170	31430	31430
Bldg100%	160200	160200	160200	160200		160200	216970	216970
Totl100%	189370t	189370t	189370t	189370t		189370t	248400t	248400t
Cauv100%								
Tax Value:								
Land 35%	10210	10210	10210	10210		10210	11000	11000
Bldg 35%	56070	56070	56070	56070		56070	75940	75940
Totl 35%	66280t	66280t	66280t	66280t		66280t	86940t	86940t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2653.10	2810.94	2791.96	2791.96	2791.96			
Sp-Asmnt	45.18	65.82	56.81	56.81				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		464		a	*MAIN
1	F/C	A		288		b	ADDTN
	OFP	P		261	7830	c	PORCH
1	F/C	A		408		d	ADDTN
1	F/C	A		546		e	ADDTN
	OFP	P		24	720	f	PORCH

Year	Land	Bldg	Total	Net Tax
2022	7390	45990	53380	2440.78
2021	7390	45990	53380	2449.72

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



13223 TR 135

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1706	126040
	Part Upper	FRAME	464	24850
	Basement		116	2560
	Subtotal			153450
Metal	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Unfinished Wall	X				
Floor/Pine		X	X		
Floor/Concrete	X				
Number of Rooms		1	4	2	
Bedrooms			2		
Fireplace					
Openings		1			
Stacks		1			
Central Heat		A			
HOT WATER					
Plumbing					
Standard		1			

Fireplaces	2000
Extra Features	8550
Total Value	164000
PUB PAVED ST/RD	
Topo: ROLLING	
Neighborhood:	
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	1HB F		2170		C	1910GD	164000	.40		177120
2	Garage		22X26	572		C	1950AV	13730	.65		8650
3	Pole Build		22X42	924		C	1910GD	11090	.60		4440
4	Pole Build		52X96	4992		C	1973AV	59900	.65		20970
5	Flat Barn		24X55	1320		D	1930GD	12670	.80	.50	1270
6	CABOOSE	*PP		0			1900AV	1000			1000
7	Lean-To		20X55	1100		D	2005AV	7040	.50		3520

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	2.8360				5000	5000	14180	14180

Call Back: Sign: PSN Date: 2015-08-10 Lister: