BUCK TWP
KENTON SD 00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-020048.0000 RES
M28 2026

sale

2023	LIGHTNER SEAN B & MAR	2017-06-20
2024	LIGHTNER SEAN B & MAR	2017-06-20
2025	LIGHTNER SEAN B & MAR	2017-06-20
2026	LIGHTNER SEAN B & MARY	2017-06-20 6-13 1.50A
	13958 TR 135	1SD
		$10,000
	KENTON OH 43326	

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

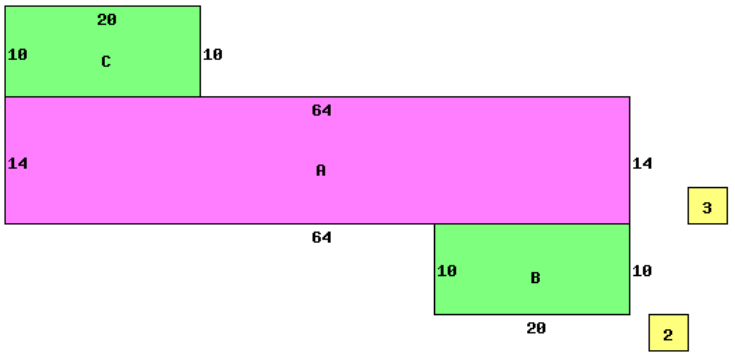
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	561	561	561	561	0	561	561	561
Acres	1.5000	1.5000	1.5000	1.5000	1.5000			
Land100%	17510	17510	17510	17510		17510	19740	19750
Bldg100%	40570	40570	40570	40570		40570	56660	56660
Totl100%	58090t	58090t	58090t	58090t		58090t	76400t	76410t
Cauv100%								
Tax Value:								
Land 35%	6130	6130	6130	6130		6130	6910	6910
Bldg 35%	14200	14200	14200	14200		14200	19830	19830
Totl 35%	20330t	20330t	20330t	20330t		20330t	26740t	26740t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	813.80	862.20	856.36	856.36	856.36			
Sp-Asmnt	23.56	32.42	32.42	32.42				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F	M		896		a	*MAIN
	EFP	P		200	8000	b	PORCH
	EFP	P		200	8000	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
286	1	2017-06-20	LIGHTNER SEAN B & MARY T	1SD	10000	12000	9970
134	1	2010-04-15	WILSON DEBRA LYNN	1QC *	0	12000	17290
63	1	1999-02-17	WILSON ROBERT E & CHARLO	1SD *	0	8600	13740
722	1	1989-08-28		1WD	18000	0	24910

Year	Land	Bldg	Total	Net Tax
2022	4940	4680	9620	439.86
2021	4940	4680	9620	441.48

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



13958 TR 135 43326

Occupancy 4 M/H on Real Estate

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	896	102130
	Subtotal			102130
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Extra Features	16000
Floor/Pine	X	Total Value	118130
Floor/Carpet	X		
Number of Rooms	5	PUB ELECTRIC	
Bedrooms	1	PRIV WATER	
		PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR			
Plumbing		Neighborhood:	
Standard	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	MH/REAL	1 F	14X64	896		MHE	1972PR	64970	.55		52630
2	Pole Build		30X40	1200		C	1974AV	14400	.65	.20	4030
3	Shed	*PP 0	10X14	140			1920PR	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	.5000				5000	5000	2500	2500

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

04-020048.0000-v082020R