BUCK TWP
KENTON SD 00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-020052.0000 RES
M35 2026

sale

2023 CLEMENTS DOUGLAS W		2022-12-13
2024 CLEMENTS DOUGLAS W		2022-12-13
2025 CLEMENTS DOUGLAS W		2022-12-13
2026 CLEMENTS DOUGLAS W		2022-12-13 10267-8 ETC 3.00A
11876 SR 67		1AF
		$0
KENTON OH 43326		

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

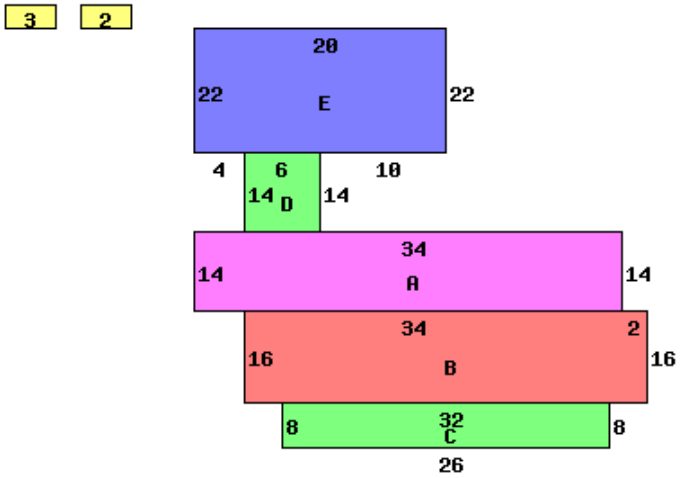
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.0000	3.0000	3.0000	3.0000	3.0000			
Land100%	23740	23740	23740	23740		23740	26000	26000
Bldg100%	96690	96690	96690	96690		96690	133970	133970
Totl100%	120430t	120430t	120430t	120430t		120430t	159970t	159970t
Cauv100%								
Tax Value:								
Land 35%	8310	8310	8310	8310		8310	9100	9100
Bldg 35%	33840	33840	33840	33840		33840	46890	46890
Totl 35%	42150t	42150t	42150t	42150t		42150t	55990t	55990t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1687.22	1787.58	1775.52	1775.52	1775.52			
Sp-Asmnt	35.78	49.62	42.87	42.87				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		476		a	*MAIN
1H	F/C	A		512		b	ADDTN
	OP	P		208	6240	c	PORCH
	EFP	P		84	3360	d	PORCH
	F	G		440	10560	e	GRAGE

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
565	1	2022-12-13	CLEMENTS DOUGLAS W	1AF	*	0	17860	71600
94	1	2008-02-26	CLEMENTS DOUGLAS W & VIC	1WD	*	50000	15140	68830
621	2	1990-08-02		2UN	*	20000	0	27000

Year	Land	Bldg	Total	Net Tax
2022	6250	25060	31310	1431.62
2021	6250	25060	31310	1436.88

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



11876 SR 67 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	988	103720
	Part Upper	FRAME	512	26740
	Subtotal			130460
Metal	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Panelled Wall		X			
Floor/Pine		X	X		
Number of Rooms		4	3		
Bedrooms			2		
Central Heat		A			
FORCED AIR					
Plumbing					
Standard		1			

Garages and Carports	10560
Extra Features	9600
Total Value	150620
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
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	1 F/C		1500		C	1910AV	150620	.55		122000	
2	WELL HOUS	*SV CB 0	12X14	168			1910AV	600			600	
3	Pole Build		40X56	2240		C	1991AV	32480	.65		11370	CONCRET FL

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	1.7500				5000	5000	8750	8750
road	.2500							

Call Back: Sign: PSN Date: 2015-08-10 Lister: 04-020052.0000-v082020R