BUCK TWP
KENTON SD 00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-030012.0000 RES
N39 2026

sale

2023 ELSASSER HAL E & EMMA		1987-05-22
2024 ELSASSER HAL E & EMMA		1987-05-22
2025 ELSASSER HAL E & EMMA		1987-05-22
2026 ELSASSER HAL E & EMMA J		1987-05-22 10267 ETC 5.00A
15448 US 68		
		$50,000
KENTON OH 43326		

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

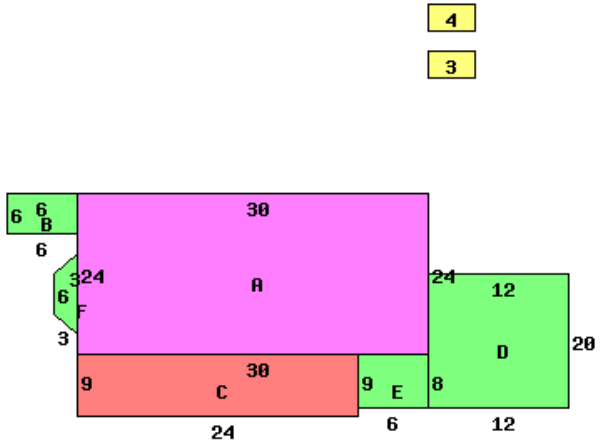
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	5.0000	5.0000	5.0000	5.0000	5.0000			
Land100%	31000	31000	31000	31000		31000	33260	33250
Bldg100%	113800	113800	113800	113800		113800	162660	162670
Totl100%	144800t	144800t	144800t	144800t		144800t	195910t	195920t
Cauv100%								
Tax Value:								
Land 35%	10850	10850	10850	10850		10850	11640	11640
Bldg 35%	39830	39830	39830	39830		39830	56930	56930
Totl 35%	50680t	50680t	50680t	50680t		50680t	68570t	68570t
Hmstd35%	44140	44140	44140	44140		44140	62030	
Owner Oc	37.84	37.80	37.70	37.70	37.70	hmstd 5250 l	38890 b	
Hmstd RB								
Net Tax	1990.82	2111.54	2097.12	2097.12	2097.12			
Sp-Asmnt	25.08	39.82	39.82	39.82				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B+	F	M		720		a	*MAIN
	STP	P		36	140	b	PORCH
1	F	A		216		c	ADDTN
	DK	P		240	3600	d	PORCH
	OFP	P		48	1440	e	PORCH
	BAY	P		18	680	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
408	0	1987-05-22		*	50000	0	44800
407	0	1987-05-22		*	0	0	44800

Year	Land	Bldg	Total	Net Tax
2022	7770	36110	43880	1968.80
2021	7770	36110	43880	1976.16

project			ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			
333	TAYLOR CREEK #1096 - SCIOTO	XA/2025			



15448 US 68 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	936	102510
	Full Upper	FRAME	720	54360
	Qtr Story	FRAME	720	2970
	Basement		720	13610
	Subtotal			173450
Shingle	Roof	GABLE		

	B	1	2	U	A			
Plaster/Drywall		P	P		720 sq ft	Attic Finish		11910
Unfinished Wall	X					Air Conditioning		4190
Floor/Hardwood		X				Plumbing		2100
Floor/Pine			X			Extra Features		5860
Number of Rooms		1	3			Total Value		197510
Bedrooms			3					
						PUB ELECTRIC		
Central Heat			A			PRIV WATER		
GEOTHERMAL						PRIV SEWER		
Central A/C			A			PUB PAVED ST/RD		
Plumbing						Topo: ROLLING		
Standard		1						
Extra 3 Fixture		1				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	2 B F		2376		C	1939AV	197510	.55		159980
2	Flat Barn		40X70	2800		D	1958GD	26880	.80	.50	2690
3	Shed	*NV 0	6X8	48			OLD/VP	0			0
4	Shed	*PP	8X12	96			OLD/	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	4.0000				5000	4000	16000	16000

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