

BUCK TWP
KENTON SD

00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-080020.0000
E09

RES
2025

sale

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

2022 MCPHERON DAVID W & BR	1993-03-04
2023 MCPHERON DAVID W & BR	1993-03-04
2024 MCPHERON DAVID W & BR	1993-03-04
2025 MCPHERON DAVID W & BREN	1993-03-04 10103 5.00A
14789 SR 292	1WD
KENTON OH 43326	\$31,500

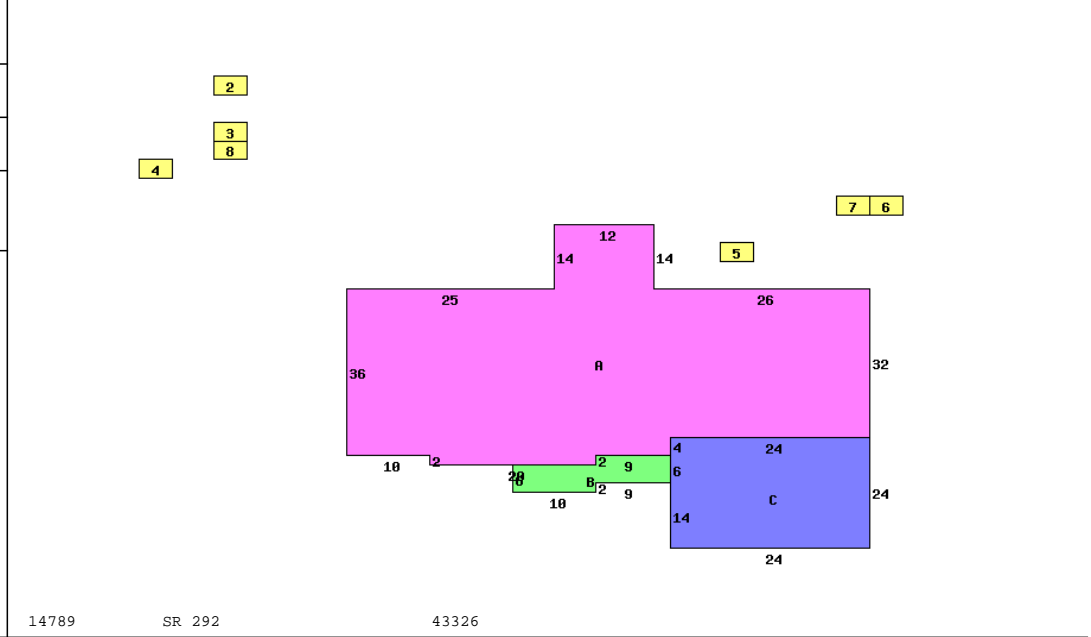
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	5.0000	5.0000	5.0000	5.0000	31000
Land100%	22200	31000	31000	31000	31000
Bldg100%	233140	252940	252940	252940	252940
Totl100%	255340t	283940t	283940t	283940t	283940t
Cauv100%					
Tax Value:					
Land 35%	7770	10850	10850	10850	10850
Bldg 35%	81600	88530	88530	88530	88530
Totl 35%	89370t	99380t	99380t	99380t	99380t
Hmstd35%	83700	91140	91140	89910	
Owner Oc	78.90	78.14	78.06	76.78	hmstd 5250 l 84660 b
Hmstd RB					
Net Tax	4007.52	3899.92	4136.66	4109.48	
Sp-Asmnt	30.78	52.91	74.56	74.56	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		2380			
	OFF	P		114	3420	b	PORCH
	F	G		576	13820	c	GRAGE

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
155	1	1993-03-04	MCPHERON DAVID W & BREN	1WD	31500	0	34510
917	0	1986-11-04		*	0	0	37230

Year	Land	Bldg	Total	Net Tax
2021	7770	81600	89370	4022.50
2020	7770	81600	89370	3471.34

project	ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY				XA/2025
500 HARDIN COUNTY LANDFILL				XA/2025
261 BONTRAGER DITCH #1019 - SCIO				XA/2025
346 GANDER RUN-SCIOTO RIVER				XA/2025



14789 SR 292 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1	Sq-Ft Value
Floor Level	2380 157750
Shingle	Subtotal 157750
Plaster/Drywall	D Air Conditioning 4090
Floor/Hardwood	X Plumbing 2100
Floor/Carpet	X Garages and Carports 13820
Floor/Tile-Lino	T Extra Features 3420
Number of Rooms	6 Total Value 181180
Bedrooms	3
Central Heat	A PUB ELECTRIC
FORCED AIR	PRIV WATER
Central A/C	A PRIV SEWER
Plumbing	PUB PAVED ST/RD
Standard	1 Topo: ROLLING
Extra 3 Fixture	1 Neighborhood: Code: 400 Dwl/Gar/NC% 1.2500

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	2380			2011AV	217420	.11	Dpr	241880
2 Shed	*SV 0	16X30	480		OLD/FR	400			400
3 Shed	*SV 0	22X22	484		OLD/	600			600
4 Shed	*PP 0	12X20	240		OLD/	0			0
5 Shelter		10X16	160	D	2003AV	1380	.50		690
6 Pole Build		24X28	672	C	2014AV	8060	.30		5640
7 P	OFF	6X28	168	C	2014AV	5040	.30		3530
8 Lean-To	*SV	10X16	160		OLD/FR	200			200
homesite	acres/	effective	depth	actual	effective	extended	true		
small acreage	frontage	frontage	depth	rate	rate	value	value		
	4.0000	1.0000		5000	15000	15000	15000		16000

Call Back: Sign: PSN Date: 2015-07-31 Lister: 04-080020.0000-v082020R