BUCK TWP
KENTON SD 00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-080020.0000 RES
E09 2026

sale

2023 MCPHERON DAVID W & BR	1993-03-04	
2024 MCPHERON DAVID W & BR	1993-03-04	
2025 MCPHERON DAVID W & BR	1993-03-04	
2026 MCPHERON DAVID W & BREN	1993-03-04	10103 5.00A
14789 SR 292	1WD	
	$31,500	
KENTON OH 43326		

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

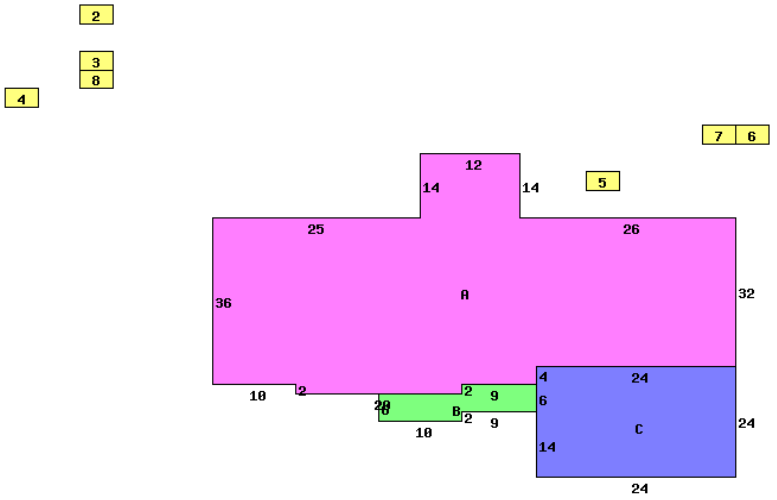
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	5.0000	5.0000	5.0000	5.0000	5.0000			
Land100%	31000	31000	31000	31000		31000	33260	33250
Bldg100%	252940	252940	252940	252940		252940	359370	359370
Totl100%	283940t	283940t	283940t	283940t		283940t	392630t	392620t
Cauv100%								
Tax Value:								
Land 35%	10850	10850	10850	10850		10850	11640	11640
Bldg 35%	88530	88530	88530	88530		88530	125780	125780
Totl 35%	99380t	99380t	99380t	99380t		99380t	137420t	137420t
Hmstd35%	91140	91140	89910	89910		89910	127950	
Owner Oc	78.14	78.06	76.78	76.78	76.78	hmstd 5250 l	84660 b	
Hmstd RB								
Net Tax	3899.92	4136.66	4109.48	4109.48	4109.48			
Sp-Asmnt	52.91	74.56	74.56	74.56				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		2380		a	*MAIN
	OFP	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 & BREND	1WD	31500	0	34510
917	0	1986-11-04		*	0	0	37230

Year	Land	Bldg	Total	Net Tax
2022	7770	81600	89370	4007.52
2021	7770	81600	89370	4022.50

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 Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	2380	157750
	Subtotal			157750
Shingle	Roof	GABLE		

B 1 2 U A

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		
		PUB ELECTRIC	
Central Heat	A	PRIV WATER	
FORCED AIR		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	1	F/C		2380		B-	2011AV	217420	.11		348310
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		OFP	6X28	168		C	2014AV	5040	.30		3530
8	Lean-To	*SV		10X16	160			OLD/FR	200			200

	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: 2015-07-31 Lister: 04-080020.0000-v082020R