BUCK TWP
KENTON SD 00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-090011.0000 RES
K29 2025

sale

2022 FOX CHARLES M & KATHY	2005-10-03	
2023 FOX CHARLES M & KATHY	2005-10-03	
2024 FOX CHARLES M & KATHY	2005-10-03	
2025 FOX CHARLES M & KATHY R	2005-10-03 10040-10292 .868A	
13358 SR 31	1SD	
	$79,000	
KENTON OH 43326		

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

	2022	2023	2024	2025	
Tax Year					CAMA
Prop Cls	511	511	511	511	511
Acres	.8700	.8700	.8700	.8700	
Land100%	11970	14260	14260	14260	14250
Bldg100%	114260	148800	148800	148800	148810
Totl100%	126230t	163060t	163060t	163060t	163060t
Cauv100%					
Tax Value:					
Land 35%	4190	4990	4990	4990	4990
Bldg 35%	39990	52080	52080	52080	52080
Totl 35%	44180t	57070t	57070t	57070t	57070t
Hmstd35%	36920	49550	49550	49550	
Owner Oc	34.80	42.48	42.44	42.32	hmstd 4990 l 44560 b
Hmstd RB	391.88	359.22	407.26	418.88	
Net Tax	1593.44	1882.74	1970.64	1942.80	
Sp-Asmnt	24.31	24.31	37.97	37.97	

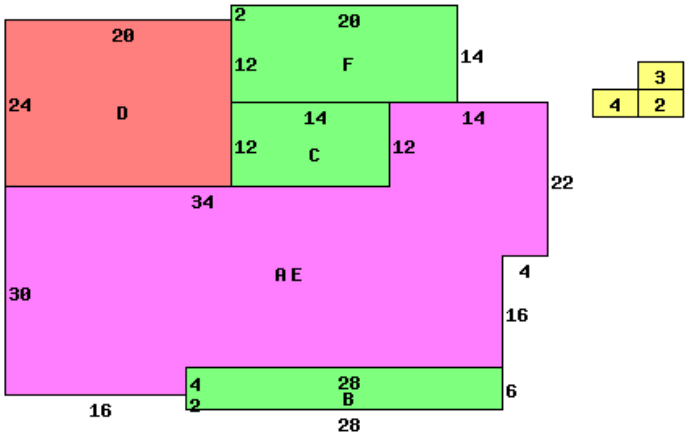
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1416		a	*MAIN
	OFP	P		168	5040	b	PORCH
	OFP	P		168	5040	c	PORCH
1	F/C	A		480		d	ADDTN
	VAULT	X		1416		e	OTHER
	PAT	P		280	840	f	PORCH

#: 21 L/W
040900210000 .434a

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
665	1	2005-10-03	FOX CHARLES M & KATHY R	1SD		79000	7600	38940
139	1	2003-03-25	DYER ELSIE M	1AF	*	0	7600	37370
318	1	1998-06-05	DYER MERLYN R & ELSIE M	1SD		56000	9230	26460
37	1	1998-01-29	RICHARDS EVADELLA	1CT	*	0	9230	26460

Year	Land	Bldg	Total	Net Tax
2021	4190	39990	44180	1599.42
2020	4190	39990	44180	1380.96

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



13358 SR 31 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1896	134200
	Basement		708	13380
	Subtotal			147580
Metal	Roof	HIP		

B 1 2 U A

Plaster/Drywall	X	Air Conditioning	3320
Unfinished Wall	X	Plumbing	2100
Floor/Carpet	X	Extra Features	10920
Floor/Tile-Lino	X	Total Value	163920
Number of Rooms	2 6		
Bedrooms	3	PUB ELECTRIC	
		PUB GAS	
Central Heat	A	PRIV WATER	
FORCED AIR		PRIV SEWER	
Central A/C	A	PUB PAVED ST/RD	
Plumbing			
Standard	1	Neighborhood:	
Extra 3 Fixture	1	Code:	400
		Dwl/Gar/NC%	1.2500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F		1896		C	1940GD	163920	.40		122940
2	Garage	CB 0	22X22	484		C	1960FR	11620	.70		4360
3	Garage		14X40	560		C	2015AV	13440	.25		12600
4	Garage		18X22	396		C	2015AV	9500	.25		8910

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	.8700				15000	15000	14250	14250

Call Back: Sign: PSN Date: 2015-07-16 Lister: