BUCK TWP
KENTON SD 00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-100020.0000 RES
J43 2024

sale

2021 TROUT TAMMY LYNN	2020-05-26
2022 TROUT TAMMY LYNN	2020-05-26
2023 TROUT TAMMY LYNN	2020-05-26
2024 PRICE KODY	2023-06-02 10047 ETC 1.047A
13725 CR 155	1QC
	$0
KENTON OH 43326	

Eff Rate: – 49.66 — 49.50 — 43.46 — 45.84 — a/r

Tax Year	2021	2022	2023	2024	CAMA
Prop Cls	511	511	511	511	511
Acres	1.1000	1.1000	1.0470	1.0470	
Land100%	12910	12910	15230	15230	15240
Bldg100%	43890	43890	50340	50340	50330
Totl100%	56800t	56800t	65570t	65570t	65570t
Cauv100%					
Tax Value:					
Land 35%	4520	4520	5330	5330	5330
Bldg 35%	15360	15360	17620	17620	17620
Totl 35%	19880t	19880t	22950t	22950t	22950t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	912.32	909.00	918.66	973.30	
Sp-Asmnt	22.18	28.17	28.17	36.12	

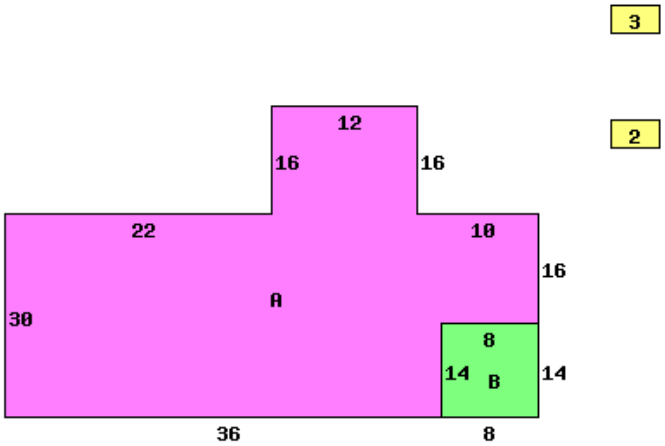
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1400		a	*MAIN
	EFP	P		112	4480	b	PORCH

#: 22 L/W
041000220000 .115A

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
228	1	2023-06-02	PRICE KODY	1QC *	0	12910	43890
222	1	2020-05-26	TROUT TAMMY LYNN	1WD *	0	12310	35940
473	1	2016-12-05	PRICE KODY L	1WD *	0	10800	44260
379	1	1999-07-02	TROUT TAMMY LYNN	1FD	55000	9230	10890
401	1	1996-07-08	KESSEL LIVING TRUST	1DD	25500	9200	10400
430	1	1990-05-31		1WD	36240	0	31310
630	0	1986-08-08		*	0	0	33710
312	0	1986-05-08		*	0	0	33710

Year	Land	Bldg	Total	Net Tax
2020	4520	15360	19880	771.36
2019	4310	12580	19890	628.02

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2024			
500 HARDIN COUNTY LANDFILL	XA/2024			
333 TAYLOR CREEK #1096 - SCIOTO	XA/2024			



13725 CR 155 43326

Occupancy 1 Single Family

Story Height 1
Floor Level Main FRAME
Subtotal
Shingle Roof GABLE

*DWELLING COMPUTATIONS

	Sq-Ft	Value
Main	1400	111360
Subtotal		111360

B 1 2 U A

Plaster/Drywall	X
Floor/Pine	X
Floor/Carpet	X
Floor/Tile-Lino	L
Number of Rooms	7
Bedrooms	3
Central Heat	A
FORCED AIR	
Plumbing	
Standard	1
Extra 2 Fixture	1

Plumbing	1400
Extra Features	4480
Total Value	117240
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Topo: ROLLING	
Neighborhood:	
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 F/C		1400		C-	1940FR	105520	.65		46170
2	Garage		16X28	448		C	1955PR	10750	.75		3360
3	Shed	*SV M	14X24	336			2003FR	800			800

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				15000	15000	15000	15000
small acreage	.0470				5000	5000	240	240

Call Back: Sign: PSN Date: 2015-07-15 Lister: 04-100020.0000-v082020R