BUCK TWP
KENTON SD 00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-100043.0000 RES
N56 2026

sale

2023	MABREY NANCY J	2014-09-25
2024	MABREY NANCY J	2014-09-25
2025	MABREY NANCY J	2014-09-25
2026	MABREY NANCY J	2014-09-25 10438 6.469A
	14221 CR 155	2WD
		$190,000
	KENTON OH 43326	

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

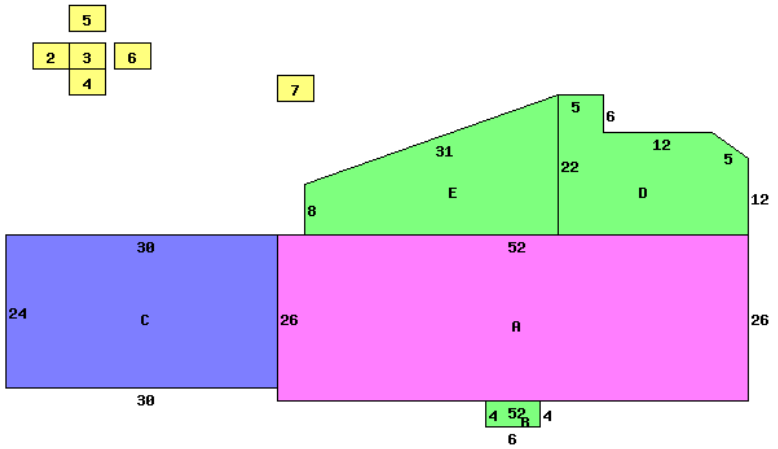
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	6.4700	6.4700	6.4700	6.4700	6.4700			
Land100%	34860	34860	34860	34860		34860	37110	37110
Bldg100%	214400	214400	214400	214400		214400	299740	299730
Totl100%	249260t	249260t	249260t	249260t		249260t	336860t	336840t
Cauv100%								
Tax Value:								
Land 35%	12200	12200	12200	12200		12200	12990	12990
Bldg 35%	75040	75040	75040	75040		75040	104910	104910
Totl 35%	87240t	87240t	87240t	87240t		87240t	117900t	117890t
Hmstd35%			73140	73140		73140	103800	
Owner Oc			62.46	62.46	62.46	hmstd 5250 l	67890 b	
Hmstd RB								
Net Tax	3492.12	3699.88	3612.42	3612.42	3612.42			
Sp-Asmnt	26.90	50.28	50.28	50.28				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 A	F/C	M		1352		a	*MAIN
	STP	P		24	100	b	PORCH
	F	G		720	17280	c	GRAGE
	DK	P		358	5370	d	PORCH
	DK	P		420	6300	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
416	2	2014-09-25	MABREY NANCY J	2WD		190000	22400	132370
378	2	2008-10-20	DEARING JULIANNE	2QC	*	0	21800	96630
390	2	1991-05-22		2UN	*	10000	0	5800

Year	Land	Bldg	Total	Net Tax
2022	8580	62670	71250	3257.88
2021	8580	62670	71250	3269.82

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



14221 CR 155 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1352	107540
	Qtr Story	FRAME	1352	5110
	Subtotal			112650
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	1352 sq ft	Attic Finish	20050
Unfinished Wall		X	Air Conditioning	4700
Floor/Carpet	X		Plumbing	3500
Number of Rooms	3	2	Garages and Carports	17280
Bedrooms	1	2	Extra Features	11770
			Total Value	169950
Central Heat	A			
FORCED AIR			PUB PAVED ST/RD	
Central A/C	A			
Plumbing			Neighborhood:	
Standard	1		Code:	400
Extra 3 Fixture	1		Dwl/Gar/NC%	1.8000
Extra 2 Fixture	1			

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value	
1	DWELLING	1 AF/C		2704		C+	1994VG	186950	.17		279300	
2	Lean-To		20X45	900		C	1995AV	5760	.60		2300	1 SIDE OPN
3	Pole Build	F	24X63	1512		C	2008AV	18140	.45		9980	
4	P	OFP	14X16	224		C	2008AV	6720	.45		3700	
5	P	RFX	8X24	192		C	2008AV	1920	.45		1060	
6	Lean-To		14X55	770		C	2008AV	6160	.45		3390	
7	Shed	*PP	8X10	80			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	5.4700				5000	3630	19860	19860

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