BUCK TWP
KENTON SD 00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-110014.0000 RES
K24 2026

sale

2023	BAILEY MATTHEW BRIAN	2020-07-07
2024	BAILEY MATTHEW BRIAN	2020-07-07
2025	BAILEY MATTHEW BRIAN	2020-07-07
2026	BAILEY MATTHEW BRIAN	2020-07-07 10040-10292 2.887A
13026	SR 31	1QC
		$0
KENTON OH 43326		

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

	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	511	511	511	511	0	511	511	511
Acres	2.8900	2.8900	2.8900	2.8900	2.8900			
Land100%	24460	24460	24460	24460		24460	26710	26700
Bldg100%	112690	112690	112690	112690		112690	162200	162200
Totl100%	137140t	137140t	137140t	137140t		137140t	188910t	188900t
Cauv100%								
Tax Value:								
Land 35%	8560	8560	8560	8560		8560	9350	9350
Bldg 35%	39440	39440	39440	39440		39440	56770	56770
Totl 35%	48000t	48000t	48000t	48000t		48000t	66120t	66120t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1921.38	2035.68	2021.94	2021.94	2021.94			
Sp-Asmnt	22.65	36.34	36.34	36.34				

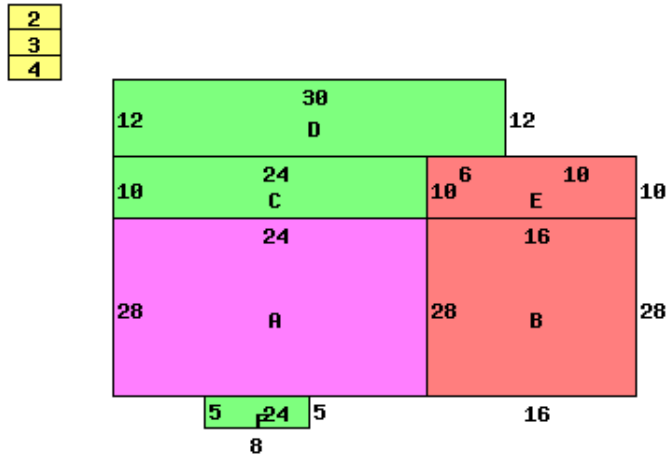
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 +	F/C	M		672		a	*MAIN
1 B+	F	A		448		b	ADDTN
	EFP	P		240	9600	c	PORCH
	PAT	P		360	1080	d	PORCH
1 B	F	A		160		e	ADDTN
	STP	P		40	160	f	PORCH

gas fireplace

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
271	1	2020-07-07	BAILEY MATTHEW BRIAN	1QC	*	0	17660	104630
167	1	2020-04-21	BAILEY MATTHEW BRIAN	1CT	*	0	17660	104630
275	1	2009-09-11	BAILEY HARRY C	1CT	*	0	16170	80570

Year	Land	Bldg	Total	Net Tax
2022	6390	44360	50750	2320.54
2021	6390	44360	50750	2329.04

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



13026 SR 31 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1280	105820
	Qtr Story	FRAME	1120	4370
	Basement		608	11530
	Subtotal			121720
Shingle	Roof	GABLE		

	B	1	2	U	A		
Plaster/Drywall		D	D		1120 sq ft	Attic Finish	17210
Panelled Wall		X	X			Air Conditioning	4280
Unfinished Wall	X					Plumbing	2100
Floor/Hardwood		X	X			Extra Features	10840
Floor/Carpet		X				Total Value	156150
Floor/Concrete	X						
Floor/Tile-Lino			X			PUB ELECTRIC	
Number of Rooms		1	6	2		PUB GAS	
Bedrooms		2	1			PRIV WATER	
						PRIV SEWER	
Central Heat			A			PUB PAVED ST/RD	
FORCED AIR							
Central A/C			A			Neighborhood:	
Plumbing						Code:	400
Standard		1				Dwl/Gar/NC%	1.8000
Extra 3 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		2400		C	1950AV	156150	.55		126480
2	Garage		40X30	1200		C	1960AV	28800	.65		18140
3	Garage		24X48	1152		C	1980AV	27650	.65		17420
4	P	CAN	6X12	72		D	1980AV	460	.65		160

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	1.8900				5000	5000	9450	9450

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