

BUCK TWP  
KENTON SD

00040

Hardin County, Ohio  
Michael T. Bacon, Auditor

04-120021.0000  
K33

RES  
2025

sale

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

2022 DEERWESTER MARK A & D	2017-03-10	
2023 MANNNS EDDIE R	2022-04-08	
2024 MANNNS EDDIE R	2022-04-08	
2025 MANNNS EDDIE R	2022-04-08	10030 9.976A
13810 SR 31	LWD	
KENTON OH 43326	\$230,000	

Tax Year	2022	2023	2024	2025	2025	2026	CAMA
Prop Cls	511	511	511	511	511	511	511
Acres	7.3950	7.3950	7.3950	7.3950	9.9760	9.9760	
Land100%	25660	36740	36740	36740	36740	39770	39770
Bldg100%	91660	193140	167310	175060	175060	175060	175050
Totl100%	117310t	229890t	204060t	211800t	211800t	214830t	214820t
Cauv100%							

2027 LAIRD CRAIG E	2026-03-04	
13810 SR 31	LWD	
KENTON OH 43326		

Tax Value:							
Land 35%	8980	12860	12860	12860	12860	13920	13920
Bldg 35%	32080	67600	58560	61270	61270	61270	61270
Totl 35%	41060t	80460t	71420t	74130t	74130t	75190t	75190t
Hmstd35%	35790	72150	63110	64630	64630		
Owner Oc	33.74	61.86	54.06	55.20	hmstd 5250 l	59380 b	
Hmstd RB		359.22	407.26	418.88			
Net Tax	1843.72	2799.64	2567.62	2648.56			
Sp-Asmnt	22.09	27.76	49.37	49.37			

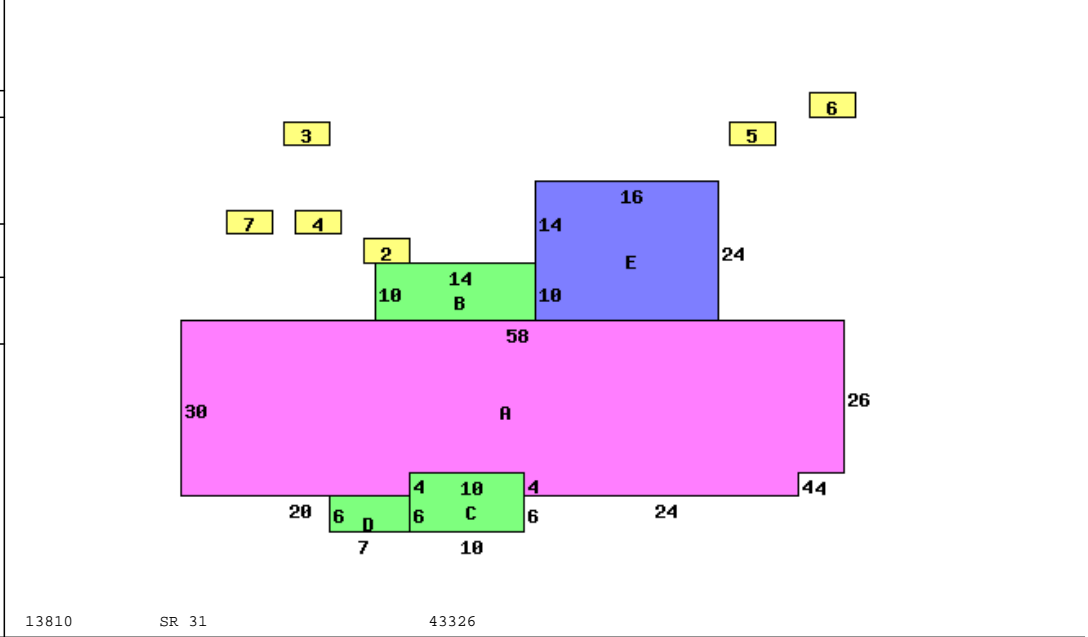
SHB+ 1 B	CONS F	TYPE M	FACT	SQ-FT 1684	VALUE 5600	a *MAIN
	EFP	P		140	300	b PORCH
	PAT	P		100	300	c PORCH
	DK	P		42	630	d PORCH
	F	G		384	9220	e GRAGE

fireplcae is capped off not usable

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
67	1	2026-03-04	LAIRD CRAIG E	LWD	285000	36740	175060
151	1	2022-04-08	MANNNS EDDIE R	LWD	230000	25660	91660
103	1	2017-03-10	DEERWESTER MARK A & DEBRA	LSD *	0	23570	70060
418	1	1996-09-16	DEERWESTER MARK A	LAF *	0	43310	49710
835	1	1995-09-01	DEERWESTER MARK A & ROBE	LAD *	0	43310	49710
1080	1	1993-11-01	DEERWESTER MARK A LE ROB	LQC *	0	0	93030

Year	Land	Bldg	Total	Net Tax
2021	8980	32080	41060	1850.60
2020	8980	32080	41060	1597.38

Project				ben acres	%	factor
902	MAIN DISTRICT CONSERVANCY					
500	HARDIN COUNTY LANDFILL					
246	FULTON DITCH SCIOTO RIVER MA					



13810 SR 31 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	1684 126150
	Basement		822 15370
	Subtotal		141520
Shingle	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	P	400 sq ft	Basement Finish 4470
Floor/Hardwood	X		Air Conditioning 3010
Floor/Carpet	X		Plumbing 2800
Floor/Concrete	X		Garages and Carports 9220
Floor/Tile-Lino	L		Extra Features 6530
Number of Rooms	1 7		Total Value 167550
Bedrooms	3		
Central Heat	A		PUB ELECTRIC
			PUB GAS
Central A/C	A		PRIV WATER
Plumbing			PRIV SEWER
Standard	1		PUB PAVED ST/RD
Extra 2 Fixture	2		Neighborhood:
			Code: 400
			Dwl/Gar/NC% 1.2500

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 B F		2084		C	1939GD		167550	.40	-.35	169650
2 Garage		22X26	572		D	1939AV		10980	.65		4800
3 Shed	*SV	0 24X40	960			1920VP		400			400
4 Shed	*NV	8X12	0			OLD/		0			0
5 CRIB SHED	*SV	36X20	0			1920PR		100			100
6 CHICKCOOP	*SV	0 12X24	288			1920VP		100			100
7 Shed	*NV	6X8	0			1920VP		0			0
		acres/	effective	depth	actual	effective	extended	true			
homesite		frontage	frontage	depth	rate	rate	value	value			
small acreage		1.0000	15000	15000	5000	2760	15000	15000			
		8.9760	5000	2760			24770	24770			

Call Back:

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

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