BUCK TWP
KENTON SD 00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-120021.0000 RES
K33 2026

sale

2023 MANNS EDDIE R	2022-04-08	
2024 MANNS EDDIE R	2022-04-08	
2025 MANNS EDDIE R	2022-04-08	
2026 MANNS EDDIE R	2022-04-08 10030 9.976A	
13810 SR 31	1WD	
	$230,000	
KENTON OH 43326		

2028 LAIRD CRAIG E	2026-03-04	
13810 SR 31	1WD	
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	7.3950	7.3950	7.3950	7.3950	7.3950	9.9760	9.9760	
Land100%	36740	36740	36740	36740		36740	42030	42020
Bldg100%	193140	167310	175060	175060		175060	246310	246310
Totl100%	229890t	204060t	211800t	211800t		211800t	288340t	288330t
Cauv100%								
Tax Value:								
Land 35%	12860	12860	12860	12860		12860	14710	14710
Bldg 35%	67600	58560	61270	61270		61270	86210	86210
Totl 35%	80460t	71420t	74130t	74130t		74130t	100920t	100920t
Hmstd35%	72150	63110	64630	64630		64630	89620	
Owner Oc	61.86	54.06	55.20	55.20	55.20	hmstd 5250 l	59380 b	
Hmstd RB	359.22	407.26	418.88	418.88	418.88			
Net Tax	2799.64	2567.62	2648.56	2648.56	2648.56			
Sp-Asmnt	27.76	49.37	49.37	49.37				

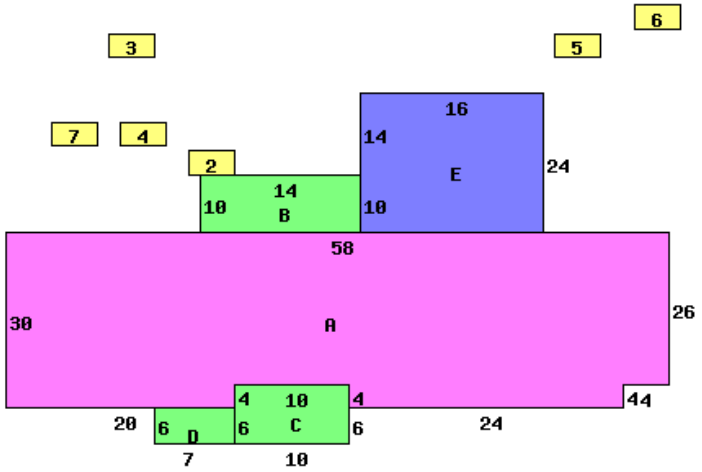
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1684		a	*MAIN
	EFP	P		140	5600	b	PORCH
	PAT	P		100	300	c	PORCH
	DK	P		42	630	d	PORCH
	F	G		384	9220	e	GRAGE

fireplcae is capped off not usable

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

Year	Land	Bldg	Total	Net Tax
2022	8980	32080	41060	1843.72
2021	8980	32080	41060	1850.60

project			ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			
246	FULTON DITCH SCIOTO RIVER MA	XA/2025			



13810 SR 31 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1684	126150
	Basement		822	15370
	Subtotal			141520
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall		P	Air Conditioning	3010
Floor/Hardwood		X	Plumbing	3500
Floor/Carpet		X	Garages and Carports	9220
Floor/Concrete	X		Extra Features	6530
Floor/Tile-Lino		L	Total Value	163780
Number of Rooms	1	8		
Bedrooms		3	PUB ELECTRIC	
			PUB GAS	
Central Heat		A	PRIV WATER	
			PRIV SEWER	
Central A/C		A	PUB PAVED ST/RD	
Plumbing				
Standard	1		Neighborhood:	
Extra 3 Fixture	1		Code:	400
Extra 2 Fixture	1		Dwl/Gar/NC%	1.8000

	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			1684		C	1939GD	163780	.40	-.35	238790
2	Garage			22X26	572		D	1939AV	10980	.65		6920
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/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	8.9760				5000	2760	24770	24770

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