BUCK TWP
KENTON SD 00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-120028.0000 RES
K13 2026

## sale

| | | |
|---|---|---|
| 2023 | WALLACE BRUCE | 2012-03-26 |
| 2024 | WALLACE BRUCE | 2012-03-26 |
| 2025 | WALLACE BRUCE | 2012-03-26 |
| 2026 | WALLACE BRUCE | 2012-03-26 10030 2.21A |
| | 13927 SR 31 | 1QC |
| | | $0 |
| | KENTON OH 43326 | |

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

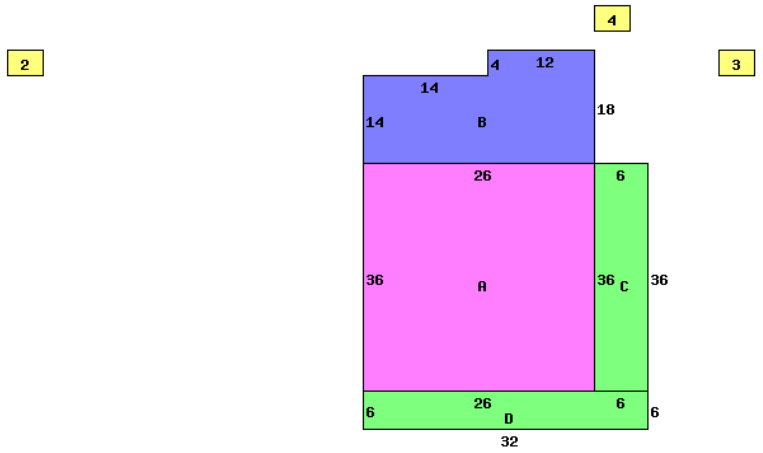
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 511 | 511 | 511 | 511 | 0 | 511 | 511 | 511 |
| Acres | 2.2100 | 2.2100 | 2.2100 | 2.2100 | 2.2100 | | | |
| Land100% | 21060 | 21060 | 21060 | 21060 | | 21060 | 23310 | 23300 |
| Bldg100% | 87860 | 87860 | 87860 | 87860 | | 87860 | 126540 | 126530 |
| Totl100% | 108910t | 108910t | 108910t | 108910t | | 108910t | 149860t | 149830t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 7370 | 7370 | 7370 | 7370 | | 7370 | 8160 | 8150 |
| Bldg 35% | 30750 | 30750 | 30750 | 30750 | | 30750 | 44290 | 44290 |
| Totl 35% | 38120t | 38120t | 38120t | 38120t | | 38120t | 52450t | 52440t |
| Hmstd35% | 36000 | 36000 | 36000 | 36000 | | 36000 | 50330 | |
| Owner Oc | 30.86 | 30.84 | 30.74 | 30.74 | 30.74 | hmstd 5250 l | 30750 b | |
| Hmstd RB | | | | | | | | |
| Net Tax | 1495.04 | 1585.84 | 1575.02 | 1575.02 | 1575.02 | | | |
| Sp-Asmnt | 26.82 | 38.57 | 38.57 | 38.57 | | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1H | B | M | | 936 | | a | *MAIN |
| | CB1 | G | | 412 | 9890 | b | GRAGE |
| | OFP | P | | 216 | 6480 | c | PORCH |
| | EFP | P | | 192 | 7680 | d | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|---|
| 109 | 1 | 2012-03-26 | WALLACE BRUCE | 1QC | * | 0 | 14140 | 47140 |
| 294 | 1 | 2006-07-11 | WALLACE BRUCE & PATRICIA | 1QC | * | 0 | 13540 | 54770 |
| 432 | 1 | 1998-09-29 | QUAY PATRICIA | 1WD | * | 0 | 16030 | 36170 |
| 373 | 1 | 1989-05-11 | | 1WD | | 39500 | 0 | 29310 |
| 158 | 0 | 1987-03-11 | | | * | 18000 | 0 | 30600 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 5680 | 25860 | 31540 | 1413.60 |
| 2021 | 5680 | 25860 | 31540 | 1418.94 |

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




13927 SR 31 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1H | | | | |
| Floor Level | Main | BRICK | 936 | 111080 |
| | Part Upper | BRICK | 936 | 41760 |
| | Basement | | 234 | 4790 |
| | Subtotal | | | 157630 |
| Metal | Roof | GABLE | | |

| | B | 1 | 2 | U | A |
|---|---|---|---|---|---|
| Plaster/Drywall | D | D | | | |
| Floor/Carpet | X | X | | | |
| Floor/Tile-Lino | L | | | | |
| Number of Rooms | 5 | 3 | | | |
| Bedrooms | | 3 | | | |
| Central Heat | | | | | A |
| FORCED AIR | | | | | |
| Plumbing | | | | | |
| Standard | | 1 | | | |
| Extra 3 Fixture | | 1 | | | |

| | |
|---|---|
| Plumbing | 2100 |
| Garages and Carports | 9890 |
| Extra Features | 14160 |
| Total Value | 183780 |
| PUB ELECTRIC | |
| PRIV WATER | |
| PRIV SEWER | |
| PUB PAVED ST/RD | |
| Neighborhood: | |
| Code: | 400 |
| 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/C | | 1872 | | D+ | OLD/AV | 156210 | .55 | | 126530 |
| 2 | Shed | *PP F 0 | 12X8 | 96 | | | 1995 | 0 | | | 0 |
| 3 | Shed | *PP F 0 | 10X14 | 140 | | | 1995 | 0 | | | 0 |
| 4 | Shed | *NV | 12X14 | 168 | | | OLD/PR | 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 | 1.2100 | | | | 5000 | 5000 | 6050 | 6050 |

Call Back: Sign: PSN Date: 2015-07-16 Lister: 04-120028.0000-v082020R