BUCK TWP
KENTON SD 00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-120031.0000 RES
K34 2026

sale

2023	ROWE ANISSA L & LARRY	2018-08-24
2024	ROWE ANISSA L & LARRY	2018-08-24
2025	ROWE ANISSA L & LARRY	2018-08-24
2026	ROWE ANISSA L & LARRY D	2018-08-24 10030 .47A
	13908 SR 31	1SD
		$105,000
	KENTON OH 43326	

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

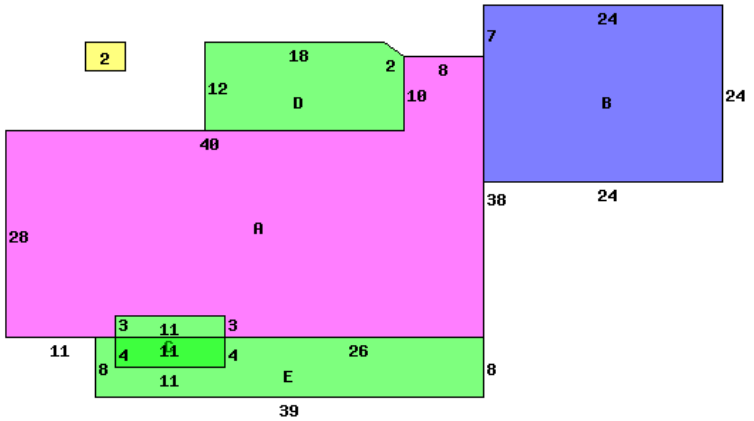
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	.4700	.4700	.4700	.4700	.4700			
Land100%	10660	10660	10660	10660		10660	12260	12250
Bldg100%	148710	148710	148710	148710		148710	214110	214120
Totl100%	159370t	159370t	159370t	159370t		159370t	226370t	226370t
Cauv100%								
Tax Value:								
Land 35%	3730	3730	3730	3730		3730	4290	4290
Bldg 35%	52050	52050	52050	52050		52050	74940	74940
Totl 35%	55780t	55780t	55780t	55780t		55780t	79230t	79230t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2232.80	2365.64	2349.66	2349.66	2349.66			
Sp-Asmnt	22.42	37.65	37.65	37.65				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1391		a	*MAIN
	F	G		576	13820	b	GRAGE
	RFX	P		77	770	c	PORCH
	OFP	P		238	7140	d	PORCH
	DK	P		312	4680	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
409	1	2018-08-24	ROWE ANISSA L & LARRY D S	1SD	105000	8510	108510
375	1	2010-08-06	MORGAN PATRICIA A	1WD	115000	7460	72910

Year	Land	Bldg	Total	Net Tax
2022	3130	45910	49040	2242.34
2021	3130	45910	49040	2250.56

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



13908 SR 31 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1391	110640
	Basement		1391	25750
	Subtotal			136390
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Air Conditioning	2420
Floor/Pine	X	Garages and Carports	13820
Number of Rooms	5	Extra Features	12590
Bedrooms	3	Total Value	165220
Central Heat	A	PUB ELECTRIC	
GEO THERMA		PRIV WATER	
Central A/C	A	PRIV SEWER	
Plumbing			
Standard	1	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 F		1391		C	1958VG	165220	.28		214120
2	Pool	*PP		0			2019AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	.4700				17250	17250	12250	12250

Call Back: Sign: PSN Date: 2015-07-16 Lister: 04-120031.0000-v082020R