BUCK TWP
KENTON SD 00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-120034.0000 RES
I22 2026

sale

2023	LEDESMA FRED R	2010-09-27			
2024	LEDESMA FRED R	2010-09-27			
2025	LEDESMA FRED R	2010-09-27			
2026	LEDESMA FRED R	2010-09-27	10030	1.038A	
	12544 CR 175	1QC			
		$0			
	KENTON OH 43326				

2027	HOLLAND JEFFREY & MARGA	2025-11-19			
	12544 CR 175	1SD			
	KENTON OH 43326				

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

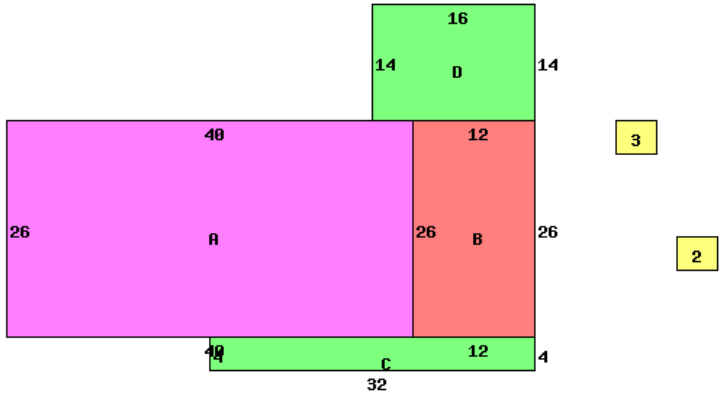
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.0400	1.0400	1.0400	1.0400	1.0400			
Land100%	15200	15200	15200	15200		15200	17460	17450
Bldg100%	92540	92540	92540	92540		92540	133260	133270
Totl100%	107740t	107740t	107740t	107740t		107740t	150710t	150720t
Cauv100%								
Tax Value:								
Land 35%	5320	5320	5320	5320		5320	6110	6110
Bldg 35%	32390	32390	32390	32390		32390	46640	46640
Totl 35%	37710t	37710t	37710t	37710t		37710t	52750t	52750t
Hmstd35%	37640	37640	37640	37640		37640	52680	
Owner Oc	32.28	32.24	32.14	32.14	32.14	hmstd 5250 l	32390 b	
Hmstd RB								
Net Tax	1477.20	1567.04	1556.34	1556.34	1556.34			
Sp-Asmnt	21.75	33.44	33.44	33.44				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1040		a	*MAIN
1	F	A		312		b	ADDTN
	OFP	P		128	3840	c	PORCH
	DK	P		224	3360	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
522	1	2025-11-19	HOLLAND JEFFREY & MARGARE	1SD		69189	15200	92540
372	1	2010-09-27	LEDESMA FRED R	1QC	*	0	10600	66000
227	1	2000-04-27	LEDESMA FRED R SR & JULI	1SD		76000	7490	53290
349	1	1991-05-09		1UN	*	20000	0	34000
286	1	1989-04-14		1UN	*	0	0	34000

Year	Land	Bldg	Total	Net Tax
2022	4450	30200	34650	1551.76
2021	4450	30200	34650	1557.54

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



12544 CR 175 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1352	107540
	Subtotal			107540
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Extra Features	7200
Panelled Wall	X	Total Value	114740
Floor/Carpet	X		
Floor/Tile-Lino	L	PUB ELECTRIC	
Number of Rooms	6	PRIV WATER	
Bedrooms	3	PRIV SEWER	
		Topo: ROLLING	
Central Heat	A		
ELECTRIC		Neighborhood:	
Plumbing		Code:	400
Standard	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 F/C		1352		C-	1973AV	103270	.35		120830
2	Shed	*PP 0	10X12	280			1996	0			0
3	Garage	F	30X24	720		C	1995A	17280	.60		12440

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	.0400				5000	5000	200	200

Call Back: Sign: PSN Date: 2015-08-05 Lister: 04-120034.0000-v082020R