BUCK TWP
KENTON SD 00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-120037.0000 RES
I26 2025

sale

2022	LOWERY RONALD L JR &	2009-08-17
2023	LOWERY RONALD L JR &	2009-08-17
2024	MCNALLY COREY J & DAR	2023-10-27
2025	MCNALLY COREY J & DARLA	2023-10-27 10030 5.00A
	12848 CR 175	1SD
		$265,000
	KENTON OH 43326	

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

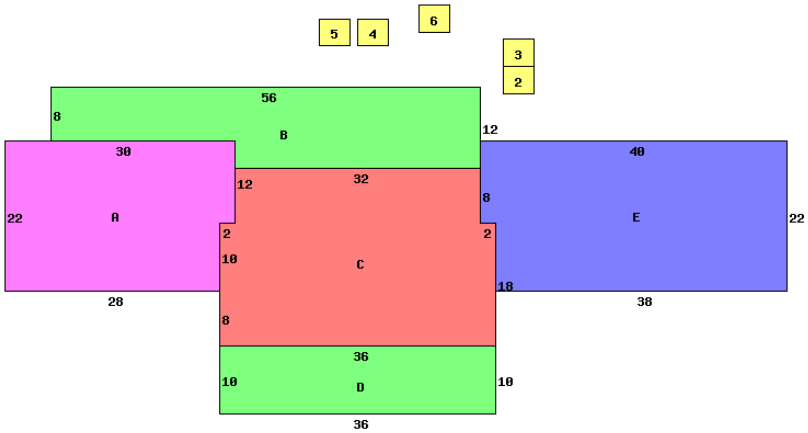
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	5.0000	5.0000	5.0000	5.0000	
Land100%	22200	31000	31000	31000	31000
Bldg100%	162490	239030	239030	239030	239030
Totl100%	184690t	270030t	270030t	270030t	270030t
Cauv100%					
Tax Value:					
Land 35%	7770	10850	10850	10850	10850
Bldg 35%	56870	83660	83660	83660	83660
Totl 35%	64640t	94510t	94510t	94510t	94510t
Hmstd35%		82120	82120	82120	
Owner Oc			70.34	70.14	hmstd 5250 l 76870 b
Hmstd RB					
Net Tax	2955.64	3783.12	3937.84	3910.98	
Sp-Asmnt	23.18	23.18	47.68	47.68	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		640		a	*MAIN
	PAT	P		576	1730	b	PORCH
2 B	F	A		904		c	ADDTN
	OFP	P		360	10800	d	PORCH
	F2	G		860	20640	e	GRAGE

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
458	1	2023-10-27	MCNALLY COREY J & DARLA S	1SD	265000	22200	162490
349	1	2009-08-17	LOWERY RONALD L JR & CATH	1WD	142000	20090	101800
169	1	2004-04-05	STICH ROBERT & DANIELLE	1WD	118000	18090	86090
765	1	2003-12-24	FEDERAL NATIONAL MTG ASS	1DD	120000	18090	86090
4	1	2000-01-03	GODFREY RICKY L & CARLA	1WD	129500	17430	78600
280	1	1998-05-19	BURGBACHER RICHARD L & M	1FD	90000	15600	62830
14	2	1998-01-13	DICKERSON LINDA MARIE ET	2CT *	0	15600	62830

Year	Land	Bldg	Total	Net Tax
2021	7770	56870	64640	2966.46
2020	7770	56870	64640	2568.28

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



12848 CR 175 43326

Occupancy 1 Single Family

Story Height 2

Floor Level

Shingle

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Main	FRAME		1544	121950
Full Upper	FRAME		904	59430
Basement			1544	28560
Subtotal				209940
Roof	GABLE			

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B F		2448		C	1935VG	251000	.30		219630
2	P	CAN	6X32	192		C	2010AV	1540	.40		920
3	Pole Build		24X32	768		C	2010AV	9220	.40		5530
4	Pole Build			864		C	2017AV	10370	.20		8300
5	P	OFP	6X16	96		C	2017AV	2880	.20		2300
6	Shed		12X24	288		D	2019AV	2770	.15		2350

B 1 2 U A

Plaster/Drywall	X	Air Conditioning	4190
Floor/Pine	X X	Plumbing	3500
Floor/Carpet	X X	Garages and Carports	20640
Number of Rooms	1 7 2	Extra Features	12730
Bedrooms	2 2	Total Value	251000
Central Heat	A	PUB ELECTRIC	
FA/ELECT		PRIV WATER	
Central A/C	A	PRIV SEWER	
Plumbing		PUB PAVED ST/RD	
Standard	1		
Extra 3 Fixture	1	Neighborhood:	
Extra 2 Fixture	1	Code:	400
		Dwl/Gar/NC%	1.2500

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				15000	15000	15000	15000
small acreage	4.0000				5000	4000	16000	16000

Call Back: Sign: PSN Date: 2018-06-20 Lister: 04-120037.0000-v082020R