

BUCK TWP
KENTON SD

00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-120037.0000
I26

RES
2025

sale

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

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	LSD			
	KENTON OH 43326	\$265,000			

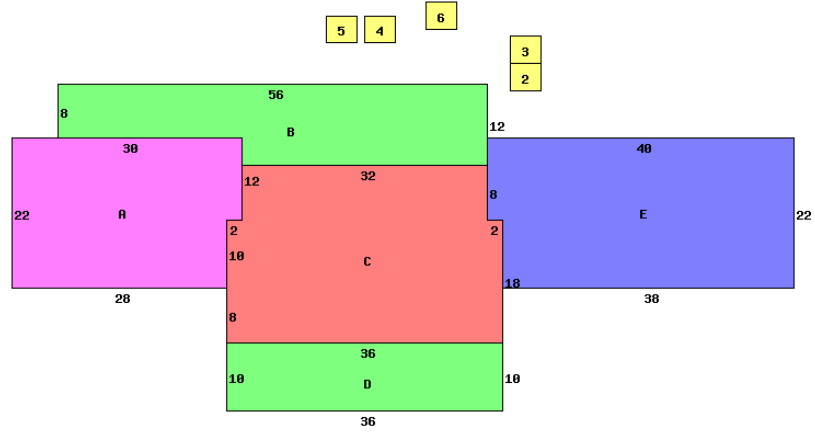
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	5.0000	5.0000	5.0000	5.0000	
Land100%	22200	31000	31000	31000	31000
Bldg100%	162490	239030	239030	239030	239030
Totl100%	184690t	270030t	270030t	270030t	270030t
Cauv100%					
Tax Value:					
Land 35%	7770	10850	10850	10850	10850
Bldg 35%	56870	83660	83660	83660	83660
Totl 35%	64640t	94510t	94510t	94510t	94510t
Hmstd35%		82120	82120	82120	
Owner Oc		70.34	70.34	70.14	
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
2 B	PAT	P		576	1730	b	PORCH
	F	A		904		c	ADDTN
	OPF	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	LSD	265000	22200	162490
349	1	2009-08-17	LOWERY RONALD L JR & CATH	LWD	142000	20090	101800
169	1	2004-04-05	STICH ROBERT & DANIELLE	LWD	118000	18090	86090
765	1	2003-12-24	FEDERAL NATIONAL MTG ASS	IDD	120000	18090	86090
4	1	2000-01-03	GODFREY RICKY L & CARLA	LWD	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

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



12848 CR 175 43326

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	2	Sq-Ft Value
Floor Level	Main	FRAME 1544 121950
	Full Upper	FRAME 904 59430
	Basement	1544 28560
	Subtotal	209940
Shingle	Roof	GABLE

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
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	OPF	6X16	96	C	2017AV	2880	.20	2300
6 Shed		12X24	288	D	2019AV	2770	.15	2350

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

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