

BUCK TWP
KENTON SD

00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-120037.0000
I26

RES
2025

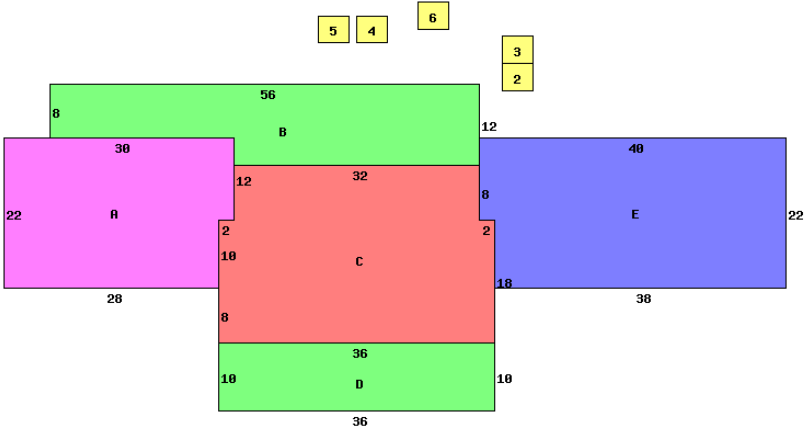
sale

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
KENTON OH 43326	\$265,000

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

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	511	511	511	511	511	511
Acres	5.0000	5.0000	5.0000	5.0000	5.0000	
Land100%	22200	31000	31000	31000	31000	33250
Bldg100%	162490	239030	239030	239030	239030	335660
Totl100%	184690t	270030t	270030t	270030t	270030t	368910t
Cauv100%						
Tax Value:						
Land 35%	7770	10850	10850	10850	10850	11640
Bldg 35%	56870	83660	83660	83660	83660	117480
Totl 35%	64640t	94510t	94510t	94510t	94510t	129120t
Hmstd35%		82120	82120	82120	82120	
Owner Oc		70.34	70.34	70.14	70.14	hmstd 5250 l 76870 b
Hmstd RB						
Net Tax	2955.64	3783.12	3937.84	3910.98	3910.98	
Sp-Asmnt	23.18	23.18	47.68	47.68		

SHB+ 1 B	CONS F	TYPE M	FACT	SQ-FT 640	VALUE 1730	a	*MAIN
2 B	PAT	P		576		b	PORCH
	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	20690	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	*DWELLING COMPUTATIONS	
	Sq-Ft	Value
Story Height 2		
Floor Level		
	Main	FRAME
	Full Upper	FRAME
	Basement	
	Subtotal	
Shingle	Roof	GABLE
	B 1 2 U A	
Plaster/Drywall	X	Air Conditioning
Floor/Pine	X X	Plumbing
Floor/Carpet	X X	Garages and Carports
Number of Rooms	1 7 2	Extra Features
Bedrooms	2 2	Total Value
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:
		Dwl/Gar/NC%

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F	FtxFt	2448	Rate		Cond	Value	Dpr	Dpr	Value
2 P	CAN	6X32	192		C	1935VG	251000	.30		316260
3 Pole Build		24X32	768		C	2010AV	1540	.40		920
4 Pole Build			864		C	2010AV	9220	.40		5530
5 P	OFP	6X16	96		C	2017AV	10370	.20		8300
6 Shed		12X24	288		D	2017AV	2880	.20		2300
							2770	.15		2350
homesite	acres/	effective	depth	actual	effective	extended	true			
small acreage	frontage	frontage	factor	rate	rate	value	value			
	4.0000	1.0000		17250	17250	16000	17250			16000
		5000			4000					