BUCK TWP
KENTON SD 00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-120037.0000 RES
I26 2026

sale

2023	LOWERY RONALD L JR &	2009-08-17
2024	MCNALLY COREY J & DAR	2023-10-27
2025	MCNALLY COREY J & DAR	2023-10-27
2026	MCNALLY COREY J & DARLA	2023-10-27 10030 5.00A
	12848 CR 175	1SD
		$265,000
	KENTON OH 43326	

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

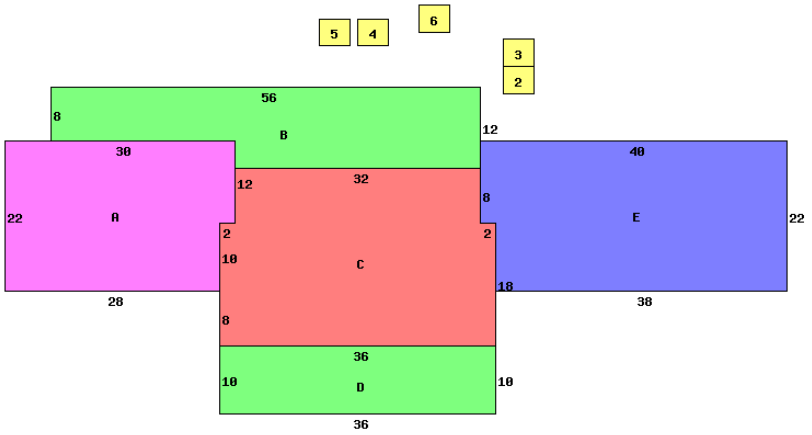
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	5.0000	5.0000	5.0000	5.0000	5.0000			
Land100%	31000	31000	31000	31000		31000	33260	33250
Bldg100%	239030	239030	239030	239030		239030	335660	335660
Totl100%	270030t	270030t	270030t	270030t		270030t	368910t	368910t
Cauv100%								
Tax Value:								
Land 35%	10850	10850	10850	10850		10850	11640	11640
Bldg 35%	83660	83660	83660	83660		83660	117480	117480
Totl 35%	94510t	94510t	94510t	94510t		94510t	129120t	129120t
Hmstd35%	82120	82120	82120	82120		82120	116730	
Owner Oc		70.34	70.14	70.14	70.14	hmstd 5250 l	76870 b	
Hmstd RB								
Net Tax	3783.12	3937.84	3910.98	3910.98	3910.98			
Sp-Asmnt	23.18	47.68	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
2022	7770	56870	64640	2955.64
2021	7770	56870	64640	2966.46

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

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1544	121950
	Full Upper	FRAME	904	59430
	Basement		1544	28560
	Subtotal			209940
Shingle	Roof	GABLE		

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%	1.8000

	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		316260
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

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	4.0000				5000	4000	16000	16000

Call Back: Sign: PSN Date: 2018-06-20 Lister: