

BUCK TWP
KENTON SD

00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-200017.0000
B17

AGR
2025

sale

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

2022 KAISER PEGGY & PENNY	2018-12-12				
2023 KAISER PEGGY & PENNY	2018-12-12				
2024 KAISER PEGGY & PENNY	2018-12-12				
2025 KAISER PEGGY & PENNY DI	2018-12-12	12094	5.00A		
17576 CR 160	3QC				
KENTON OH 43326	\$0				

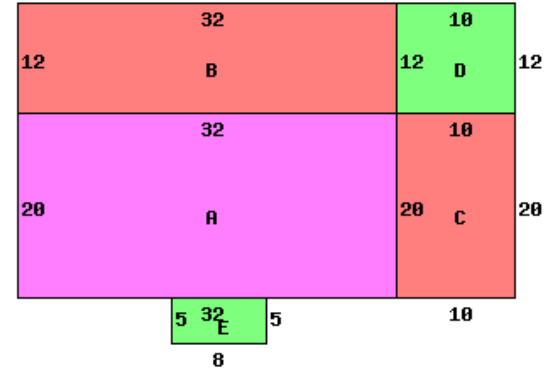
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	5.0000	5.0000	5.0000	5.0000	
Land100%	32860	37140	37140	37140	37130
Bldg100%	64770	87060	87060	87060	87070
Totl100%	97630t	124200t	124200t	124200t	124200t
Cauv100%	17540	25000	25000	25000	25010
Tax Value:					
Land 35%	6140	8750	8750	8750	13000
Bldg 35%	22670	30470	30470	30470	30470
Totl 35%	28810t	39220t	39220t	39220t	43470t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1317.34	1569.92	1663.32	1652.10	
Cauv Sav	245.06	170.12	180.26	179.02	
Sp-Asmnt	21.34	21.34	32.12	32.12	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1HB	F	M		640			
1	F/C	A		384		b	ADDTN
1	F/C	A		200		c	ADDTN
	EFF	P		120	4800	d	PORCH
	OFF	P		40	1200	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
500	3	2018-12-12	KAISER PEGGY & PENNY DIRM	3QC *	0	32260	52910
469	3	2015-12-03	BATTLES PATRICIA ANN ETAL	1CT *	0	24970	48400
79	1	1996-02-14	BATTLES N JAMES JR & PAT	LWD *	15000	10910	37400
45	1	1994-01-20	MULLADY PATRICK W & TAMM	LWD *	92000	0	97110
655	1	1989-08-04		LWD	85000	0	86630

Year	Land	Bldg	Total	Net Tax
2021	6140	22670	28810	1322.14
2020	6140	22670	28810	1144.68

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



17576 CR 160 43326

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1H	Sq-Ft Value
Floor Level	Main	FRAME 1224 104800
	Part Upper	FRAME 640 31730
	Basement	320 6220
	Subtotal	142750
Shingle	Roof	GABLE
Plaster/Drywall	X X	Extra Features 6000
Unfinished Wall	X	Total Value 148750
Floor/Hardwood	X	
Floor/Pine	X X	
Number of Rooms	1 3 3	PUB ELECTRIC
Bedrooms	3	PRIV WATER
		PRIV SEWER
		PUB PAVED ST/RD
Central Heat	A	Topo: ROLLING
FORCED AIR		
Plumbing		Neighborhood:
Standard	1	Code: 400
		Dwl/Gar/NC% 1.2500

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1HB F		1864		C-	OLD/AV		133880	.55		75310
2 Garage		20X56	1120		C	OLD/AV		26880	.65		11760
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
C 2	BOB BLOUNT SILT LOAM, 2	2.6467	5770	15270	2360	6250					
C 39	PM PEWAMO SILTY CLAY L	1.0569	6490	6860	3560	3760					
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000					
980	ROAD ROAD	.2964									

	5	37130	(100%)	25010	CAUV # 4218
		13000	(35%)	8750	