BUCK TWP
KENTON SD 00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-200017.0000 AGR
B17 2024

sale

2021	KAISER PEGGY & PENNY	2018-12-12
2022	KAISER PEGGY & PENNY	2018-12-12
2023	KAISER PEGGY & PENNY	2018-12-12
2024	KAISER PEGGY & PENNY DI	2018-12-12 12094 5.00A
	17576 CR 160	3QC
		$0
	KENTON OH 43326	

Eff Rate:– 49.66 — 49.50 — 43.46 — 45.84 — a/r

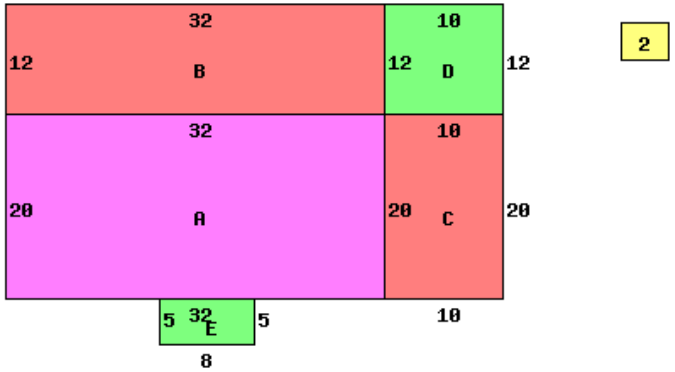
Tax Year	2021	2022	2023	2024	CAMA
Prop Cls	111	111	111	111	111
Acres	5.0000	5.0000	5.0000	5.0000	
Land100%	32860	32860	37140	37140	37130
Bldg100%	64770	64770	87060	87060	87070
Totl100%	97630t	97630t	124200t	124200t	124200t
Cauv100%	17540	17540	25000	25000	25010
Tax Value:					
Land 35%	6140	6140	8750	8750	13000
Bldg 35%	22670	22670	30470	30470	30470
Totl 35%	28810t	28810t	39220t	39220t	43470t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1322.14	1317.34	1569.92	1663.32	
Cauv Sav	246.00	245.06	170.12	180.26	
Sp-Asmnt	21.34	21.34	21.34	32.12	

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

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
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	1WD *	15000	10910	37400
45	1	1994-01-20	MULLADY PATRICK W & TAMM	1WD *	92000	0	97110
655	1	1989-08-04		1WD	85000	0	86630

Year	Land	Bldg	Total	Net Tax
2020	6140	22670	28810	1144.68
2019	7200	18520	25720	981.26

p r o j e c t		ben acres / % factor
902 MAIN DISTRICT CONSERVANCY	XA/2024	
500 HARDIN COUNTY LANDFILL	XA/2024	



17576 CR 160 43326

Occupancy 1 Single Family *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1224	104800
	Part Upper	FRAME	640	31730
	Basement		320	6220
	Subtotal			142750
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X	Extra Features	6000
Unfinished Wall	X	Total Value	148750
Floor/Hardwood	X		
Floor/Pine	X X	PUB ELECTRIC	
Number of Rooms	1 3 3	PRIV WATER	
Bedrooms	3	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 FtxFt	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	

Call Back: Sign: PSN Date: 2015-07-20 Lister: 04-200017.0000-v082020R