BUCK TWP
KENTON SD 00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-200017.0000 AGR
B17 2026

sale

2023	KAISER PEGGY & PENNY	2018-12-12
2024	KAISER PEGGY & PENNY	2018-12-12
2025	KAISER PEGGY & PENNY	2018-12-12
2026	KAISER PEGGY & PENNY DI	2018-12-12 12094 5.00A
	17576 CR 160	3QC
		$0
	KENTON OH 43326	

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

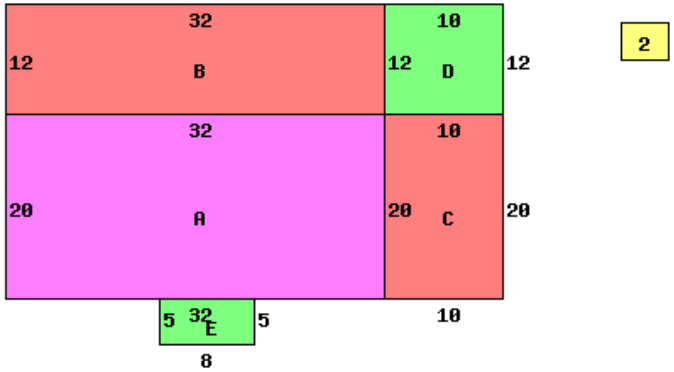
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	5.0000	5.0000	5.0000	5.0000	5.0000			
Land100%	37140	37140	37140	37140		37140	53860	53850
Bldg100%	87060	87060	87060	87060		87060	125370	125370
Totl100%	124200t	124200t	124200t	124200t		124200t	179230t	179220t
Cauv100%	25000	25000	25000	25000		37140	53860	31300
Tax Value:								
Land 35%	8750	8750	8750	8750		8750	10960	18850
Bldg 35%	30470	30470	30470	30470		30470	43880	43880
Totl 35%	39220t	39220t	39220t	39220t		39220t	54840t	62730t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1569.92	1663.32	1652.10	1652.10	1652.10			
Cauv Sav	245.06	170.12	180.26	179.02				
Sp-Asmnt	21.34	32.12	32.12	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
2022	6140	22670	28810	1317.34
2021	6140	22670	28810	1322.14

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

			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%	1.8000

	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		108440
2	Garage		20X56	1120		C	OLD/AV	26880	.65		16930

Tab	#		S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	2	BOB	BLOUNT SILT LOAM, 2	2.6467	8370	22150	2230	5900
C	39	PM	PEWAMO SILTY CLAY L	1.0569	9410	9950	3450	3650
	670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
	980	ROAD	ROAD	.2964				

5	53850	(100%)	31300	CAUV # 4218
	18850	(35%)	10960	

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