BUCK TWP
KENTON SD 00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-200032.0000 RES
B03 2026

## sale

| | | |
|---|---|---|
| 2023 MANNS TONY JR & RHOND | 1994-10-31 | |
| 2024 MANNS TONY JR & RHOND | 1994-10-31 | |
| 2025 MANNS TONY JR & RHOND | 1994-10-31 | |
| 2026 MANNS TONY JR & RHONDA | 1994-10-31 10031 14408 | 2.60A |
| 16679 CR 160 | 1WD | |
| | $68,500 | |
| 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 | 2.6000 | 2.6000 | 2.6000 | 2.6000 | 2.6000 | | | |
| Land100% | 23000 | 23000 | 23000 | 23000 | | 23000 | 25260 | 25250 |
| Bldg100% | 141740 | 141740 | 141740 | 141740 | | 141740 | 202970 | 202970 |
| Totl100% | 164740t | 164740t | 164740t | 164740t | | 164740t | 228230t | 228220t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 8050 | 8050 | 8050 | 8050 | | 8050 | 8840 | 8840 |
| Bldg 35% | 49610 | 49610 | 49610 | 49610 | | 49610 | 71040 | 71040 |
| Totl 35% | 57660t | 57660t | 57660t | 57660t | | 57660t | 79880t | 79880t |
| Hmstd35% | 49950 | 49950 | 53950 | 53950 | | 53950 | 76170 | |
| Owner Oc | 42.82 | 42.78 | 46.08 | 46.08 | 46.08 | hmstd 5250 l | 48700 b | |
| Hmstd RB | | | | | | | | |
| Net Tax | 2265.24 | 2402.58 | 2382.78 | 2382.78 | 2382.78 | | | |
| Sp-Asmnt | 24.07 | 34.77 | 34.77 | 34.77 | | | | |

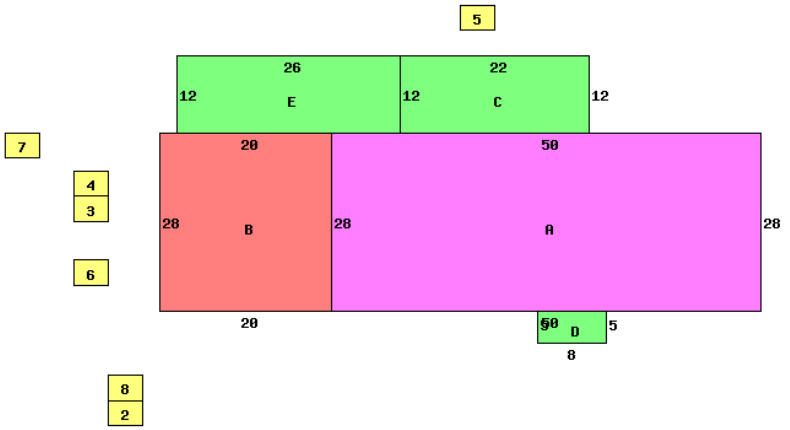
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 | F/C | M | | 1400 | | a | *MAIN |
| 1 | F | A | | 560 | | b | ADDTN |
| | STP | P | | 264 | 1060 | c | PORCH |
| | STP | P | | 40 | 160 | d | PORCH |
| | PAT | P | | 312 | 940 | e | PORCH |

#: 37, L/W
042000370000 1.60a

| Sale# | #p | sale date | To | Type/Invalid? | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|
| 1005 | 1 | 1994-10-31 | MANNS TONY JR & RHONDA | 1WD * | 68500 | 0 | 60000 |
| 665 | 1 | 1990-08-17 | | 1UN * | 0 | 0 | 50000 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 6090 | 47810 | 53900 | 2419.26 |
| 2021 | 6090 | 47810 | 53900 | 2428.30 |

| project | | ben acres | / % | factor |
|---|---|---|---|---|
| 902 MAIN DISTRICT CONSERVANCY | XA/2025 | | | |
| 500 HARDIN COUNTY LANDFILL | XA/2025 | | | |




16679 CR 160 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| Floor Level | Main | FRAME | 1960 | 135100 |
| | Subtotal | | | 135100 |
| Shingle | Roof | HIP | | |

B 1 2 U A

| | | | |
|---|---|---|---|
| Plaster/Drywall | X | Air Conditioning | 3470 |
| Floor/Pine | X | Plumbing | 3500 |
| Floor/Carpet | X | Extra Features | 2160 |
| Number of Rooms | 5 | Total Value | 144230 |
| Bedrooms | 3 | | |
| | | PUB ELECTRIC | |
| Central Heat | A | PRIV WATER | |
| ELECTRIC | | PRIV SEWER | |
| Central A/C | A | PUB PAVED ST/RD | |
| Plumbing | | | |
| Standard | 1 | Neighborhood: | |
| Extra 3 Fixture | 1 | Code: | 400 |
| Extra 2 Fixture | 1 | 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 | 1 F/C | | 1960 | | C | 1972GD | 144230 | .35 | | 168750 |
| 2 | Garage | | 22X30 | 660 | | C | 1974GD | 15840 | .60 | | 11410 |
| 3 | P | OFP | 14X14 | 196 | | D | 2007AV | 4700 | .45 | | 2590 |
| 4 | Shed | *PP | 4X14 | 56 | | | 2007AV | 0 | | | 0 |
| 5 | Shed | *PP | 6X6 | 36 | | | OLD/ | 0 | | | 0 |
| 6 | Shed | *PP | 10X14 | 140 | | | OLD/ | 0 | | | 0 |
| 7 | POND | *.23AC | | 0 | | | OLD/GD | 0 | | | 0 |
| 8 | Garage | | 24X26 | 624 | | C | 2016AV | 14980 | .25 | | 20220 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| homesite | 1.0000 | | | | 17250 | 17250 | 17250 | 17250 |
| small acreage | 1.6000 | | | | 5000 | 5000 | 8000 | 8000 |

Call Back: Sign: PSN Date: 2017-07-14 Lister: 04-200032.0000-v082020R