

BUCK TWP
KENTON SD

00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-200045.0000
B12

RES
2024

sale

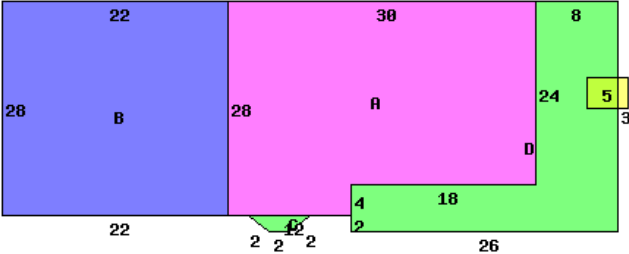
2021	MCLAUGHLIN ERNEST J &	2012-10-04	
2022	MCLAUGHLIN ERNEST J &	2012-10-04	
2023	MCLAUGHLIN ERNEST J &	2012-10-04	
2024	MCLAUGHLIN ERNEST J & K	2012-10-04	12094 2.02A
	17773 CR 160	1SD	
	KENTON OH 43326	\$169,900	

Eff Rate:-	49.66	49.50	43.46	45.84	a/r			
Tax Year	2021	2022	2023	2024		2024	2025	CAMA
Prop Cls	511	511	511	511		511	511	511
Acres	2.0200	2.0200	2.0200	2.0200				
Land100%	15660	15660	20110	20110		20110	20110	20100
Bldg100%	194090	194090	222540	222540		222540	222540	222530
Totl100%	209740t	209740t	242660t	242660t		242660t	242660t	242630t
Cauv100%								
Tax Value:								
Land 35%	5480	5480	7040	7040		7040	7040	7040
Bldg 35%	67930	67930	77890	77890		77890	77890	77890
Totl 35%	73410t	73410t	84930t	84930t		84930t	84930t	84920t
Hmstd35%	67690	67690	77610	77610		77610	75730	
Owner 0c	63.78	63.80	66.54	66.48		hmstd	5250 l	72360 b
Hmstd RB								
Net Tax	3305.16	3292.84	3333.10	3535.42				
Sp-Asmnt	22.62	22.61	22.61	39.49				

SHB+ 2 B Q	CONS F F2 BAY OFF	TYPE M G P	FACT	SQ-FT 768 616 8 348	VALUE 14780 300 10440	a b c d	*MAIN GRAGE PORCH PORCH
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
454	1	2012-10-04	MCLAUGHLIN ERNEST J & KER	1SD	169900	13570	142370
625	1	2007-11-15	WELCH ZACHARY J & LINDSE	1SD	163000	12970	145830
435	1	1998-10-01	SPRANG DAVID	10C	0	9630	91510
424	2	1992-05-11		2WD	3030	1800	0
Year	Land	Bldg	Total	Net Tax			
2020	5480	67930	73410	2852.42			
2019	5270	54030	59300	2207.36			
p r o j e c t							
902	MAIN DISTRICT	CONSERVANCY		XA/2024	ben acres	/ %	factor
500	HARDIN COUNTY	LANDFILL		XA/2024			

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2 4



17773 CR 160 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 2	Sq-Ft Value
Floor Level	
Main	FRAME 768 93840
Full Upper	FRAME 768 56200
Qtr Story	FRAME 616 10340
Basement	768 14370
Subtotal	174750
Shingle	Roof GABLE
Plaster/Drywall	X X X
Unfinished Wall	X
Floor/Carpet	X X X
Number of Rooms	1 3 4 1
Bedrooms	3 4
Central Heat	A
FORCED AIR	
Central A/C	A
Plumbing	
Standard	1
Extra 3 Fixture	1
Extra 2 Fixture	1
Air Conditioning	2760
Plumbing	3500
Garages and Carports	14780
Extra Features	10740
Total Value	206530
Neighborhood:	
Code:	400
Dwl/Gar/NC%	1.2500

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 B F	1536			C	1993GD		206530	.22		201370
2 Garage	F 0	28X32	896		C	1993GD		21500	.55		12090
3 Pole Build		24X32	768		C	1995AV		9220	.60		3690
4 P	0FP	8X32	256		C	2013AV		7680	.30		5380
5 POND	*.16A		0			OLD/		0			0
homesite	acres/	effective	depth	depth	actual	effective	extended	true			
small acreage	frontage	frontage	factor	rate	rate	rate	value	value			
	1.0000				15000	15000	15000	15000			
	1.0200				5000	5000	5100	5100			