BUCK TWP
KENTON SD 00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-200045.0000 RES
B12 2026

sale

2023 MCLAUGHLIN ERNEST J &	2012-10-04	
2024 MCLAUGHLIN ERNEST J &	2012-10-04	
2025 MCLAUGHLIN ERNEST J &	2012-10-04	
2026 MCLAUGHLIN ERNEST J & K	2012-10-04 12094 2.02A	
17773 CR 160	1SD	
	$169,900	
KENTON OH 43326		

Eff Rate:- 43.46 45.84 45.54 45.54 a/r

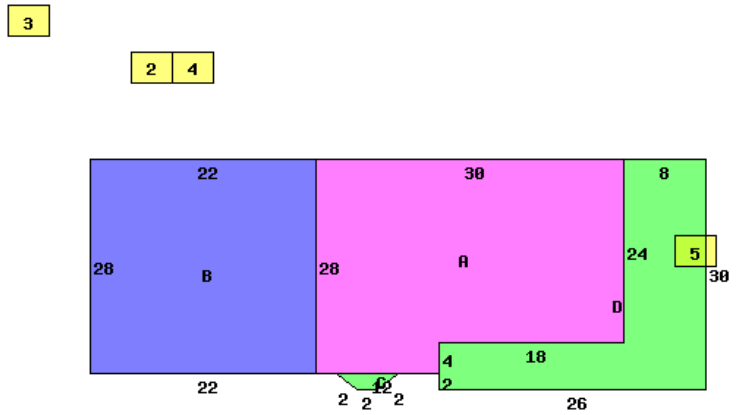
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	2.0200	2.0200	2.0200	2.0200	2.0200			
Land100%	20110	20110	20110	20110		20110	22340	22350
Bldg100%	222540	222540	222540	222540		222540	316460	316460
Totl100%	242660t	242660t	242660t	242660t		242660t	338800t	338810t
Cauv100%								
Tax Value:								
Land 35%	7040	7040	7040	7040		7040	7820	7820
Bldg 35%	77890	77890	77890	77890		77890	110760	110760
Totl 35%	84930t	84930t	84930t	84930t		84930t	118580t	118580t
Hmstd35%	77610	77610	75730	75730		75730	107530	
Owner Oc	66.54	66.48	64.68	64.68	64.68	hmstd 5250 l	70480 b	
Hmstd RB								
Net Tax	3333.10	3535.42	3512.88	3512.88	3512.88			
Sp-Asmnt	22.61	39.49	39.49	39.49				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		768		a	*MAIN
Q	F2	G		616	14780	b	GRAGE
	BAY	P		8	300	c	PORCH
	OFP	P		348	10440	d	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	1QC	*	0	9630	91510
424	2	1992-05-11		2WD		3030	1800	0

Year	Land	Bldg	Total	Net Tax
2022	5480	67930	73410	3292.84
2021	5480	67930	73410	3305.16

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



17773 CR 160 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	768	93840
	Full Upper	FRAME	768	56200
	Qtr Story	FRAME	616	10340
	Basement		768	14370
	Subtotal			174750
Shingle	Roof	GABLE		

	B	1	2	U	A
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	Neighborhood:		
Plumbing	3500	Code:	400	
Garages and Carports	14780	Dwl/Gar/NC%	1.8000	
Extra Features	10740			
Total Value	206530			

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B F		1536		C	1993GD	206530	.22		289970
2	Garage	F 0	28X32	896		C	1993GD	21500	.55		17420
3	Pole Build		24X32	768		C	1995AV	9220	.60		3690
4	P	OFP	8X32	256		C	2013AV	7680	.30		5380
5	POND	*.16A		0			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	1.0200				5000	5000	5100	5100

Call Back: Sign: PSN Date: 2015-07-20 Lister: