

BUCK TWP
KENTON SD

00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-200045.0000
B12

RES
2025

sale

2022	MCLAUGHLIN ERNEST J &	2012-10-04	
2023	MCLAUGHLIN ERNEST J &	2012-10-04	
2024	MCLAUGHLIN ERNEST J &	2012-10-04	
2025	MCLAUGHLIN ERNEST J & K	2012-10-04	12094 2.02A
	17773 CR 160	1SD	
	KENTON OH 43326	\$169,900	

Eff Rate:-	49.50	43.46	45.84	45.54	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	2.0200	2.0200	2.0200	2.0200	
Land100%	15660	20110	20110	20110	20100
Bldg100%	194090	222540	222540	222540	222530
Totl100%	209740t	242660t	242660t	242660t	242630t
Cauv100%					
Tax Value:					
Land 35%	5480	7040	7040	7040	7040
Bldg 35%	67930	77890	77890	77890	77890
Totl 35%	73410t	84930t	84930t	84930t	84920t
Hmstd35%	67690	77610	77610	75730	
Owner 0c	63.80	66.54	66.48	64.68	hmstd 5250 l 70480 b
Hmstd RB					
Net Tax	3292.84	3333.10	3535.42	3512.88	
Sp-Asmnt	22.61	22.61	39.49	39.49	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE
2 B	F	M		768	
Q	F2	P		616	14780
	BAY			8	300
	OFF	P		348	10440

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

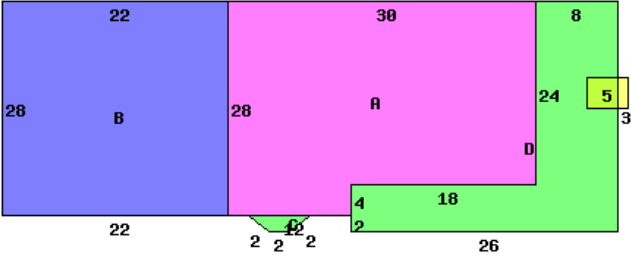
Year	Land	Bldg	Total	Net Tax
2021	5480	67930	73410	3305.16
2020	5480	67930	73410	2852.42

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

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2

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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			Air Conditioning	2760
Unfinished Wall	X			Plumbing	3500
Floor/Carpet	X X X			Garages and Carports	14780
Number of Rooms	1 3 4 1			Extra Features	10740
Bedrooms	3 4			Total Value	206530
Central Heat	A				
FORCED AIR				Neighborhood:	
Central A/C	A			Code:	400
Plumbing				Dwl/Gar/NC%	1.2500
Standard	1				
Extra 3 Fixture	1				
Extra 2 Fixture	1				

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

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

04-200045.0000-v082020R