BUCK TWP
KENTON SD 00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-200045.0000 RES
B12 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
		$169,900
	KENTON OH 43326	

Eff Rate: – 49.50 — 43.46 — 45.84 — 45.54 — a/r

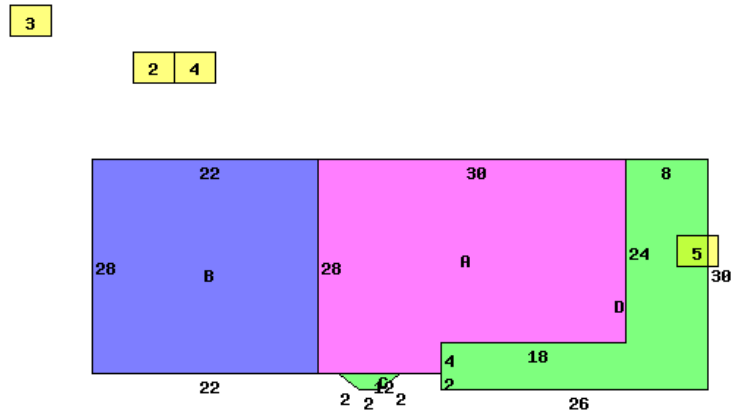
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	2.0200	2.0200	2.0200	2.0200	
Land100%	15660	20110	20110	20110	20100
Bldg100%	194090	222540	222540	222540	222530
Totl100%	209740t	242660t	242660t	242660t	242630t
Cauv100%					
Tax Value:					
Land 35%	5480	7040	7040	7040	7040
Bldg 35%	67930	77890	77890	77890	77890
Totl 35%	73410t	84930t	84930t	84930t	84920t
Hmstd35%	67690	77610	77610	75730	
Owner Oc	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		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
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	



17773 CR 160 43326

Occupancy 1 Single Family

Story Height 2

Floor Level			*DWELLING COMPUTATIONS Sq-Ft	Value
	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
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 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		201370
2	Garage	F 0	28X32	896		C	1993GD	21500	.55		12090
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				15000	15000	15000	15000
small acreage	1.0200				5000	5000	5100	5100

Call Back: Sign: PSN Date: 2015-07-20 Lister: 04-200045.0000-v082020R