CESSNA TWP
KENTON SD 00070

Hardin County, Ohio
Michael T. Bacon, Auditor

07-150025.0000 RES
H58 2025

sale

2022	SHEPHERD KIRK B & DEB	2012-02-09
2023	SHEPHERD KIRK B & DEB	2012-02-09
2024	SHEPHERD KIRK B & DEB	2012-02-09
2025	SHEPHERD KIRK B & DEBRA	2012-02-09 PT SE1/4 SE1/4 5.531A
	8975 TR 115	1SD
		$195,000
	KENTON OH 43326	

Eff Rate: – 49.57 — 43.43 — 45.81 — 45.51 — a/r

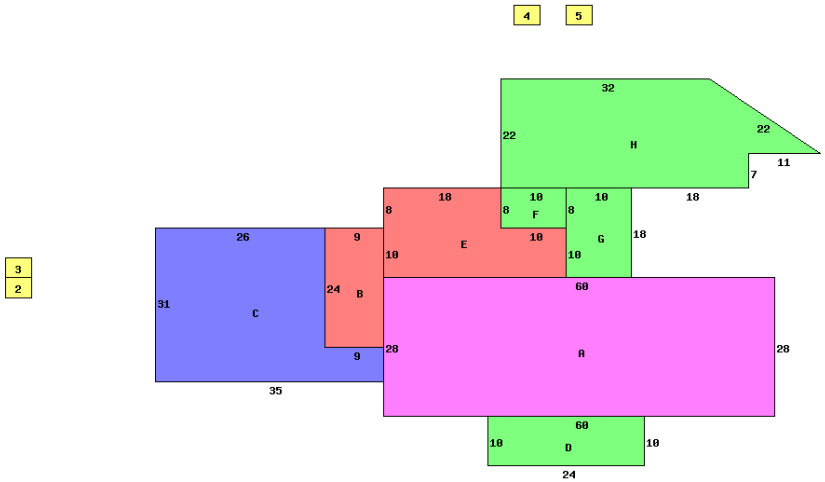
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	5.5300	5.5300	5.5300	5.5300	
Land100%	23110	32540	32540	32540	32530
Bldg100%	177060	195200	195200	195200	195190
Totl100%	200170t	227740t	227740t	227740t	227720t
Cauv100%					
Tax Value:					
Land 35%	8090	11390	11390	11390	11390
Bldg 35%	61970	68320	68320	68320	68320
Totl 35%	70060t	79710t	79710t	79710t	79700t
Hmstd35%	63000	69680	69680	69490	
Owner Oc	60.78	60.68	60.62	60.28	hmstd 5250 l 64240 b
Hmstd RB					
Net Tax	3141.42	3123.36	3313.36	3290.76	
Sp-Asmnt	25.86	25.86	54.66	54.66	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1680		a	*MAIN
1	F/C	A		216		b	ADDTN
	F2	G		869	20860	c	GRAGE
	OFP	P		240	7200	d	PORCH
1	F/C	A		424		e	ADDTN
	EFP	P		80	3200	f	PORCH
	PAT	P		180	540	g	PORCH
	PAT	P		874	2620	h	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
51	1	2012-02-09	SHEPHERD KIRK B & DEBRA L	1SD		195000	21000	164910
208	1	2011-05-27	METZGER AUDREY D	1AF	*	0	21000	149710
622	1	2005-09-15	METZGER MERLE L & AUDREY	1SD		207000	19000	118230
17	1	1999-01-15	KINNEAR KELVIN K & SUSAN	1QC	*	0	9910	89310

Year	Land	Bldg	Total	Net Tax
2021	8090	61970	70060	3153.18
2020	8090	61970	70060	2720.98

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



8975 TR 115 43326

Occupancy 1 Single Family

Story Height 1
Floor Level
Shingle

			Sq-Ft	Value
Main	FRAME		2320	154440
Subtotal				154440
Roof	GABLE			

*DWELLING COMPUTATIONS

B 1 2 U A

Plaster/Drywall	D
Floor/Carpet	X
Number of Rooms	6
Bedrooms	3
Central Heat	A
FORCED AIR	
Central A/C	A
Plumbing	
Standard	1
Extra 3 Fixture	2
Extra Fixture	1

Air Conditioning	3990
Plumbing	4900
Garages and Carports	20860
Extra Features	13560
Total Value	197750

PUB ELECTRIC
PRIV WATER
PRIV SEWER
PUB PAVED ST/RD
Topo: ROLLING

Neighborhood:
Code: 700
Dwl/Gar/NC% 1.1900

	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		2320		C	1994GD	197750	.22		183550	
2	Pole Build		34X36	1224		C	1995AV	23750	.60		9500	CONCRET FL LOFT
3	Pole Build		16X26	416		C	1995AV	3990	.60		1600	1 SIDE OPN
4	P	DK	10X10	100		D	2000AV	1200	.55		540	
5	POND	*.35A		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	4.5300				5000	3870	17530	17530

Call Back: Sign: PSN Date: 2015-04-16 Lister: 07-150025.0000-v082020R