

CESSNA TWP
KENTON SD

00070

Hardin County, Ohio
Michael T. Bacon, Auditor

07-150025.0000
H58

RES
2024

sale

Eff Rate:- 49.73 — 49.57 — 43.43 — 45.81 — a/r

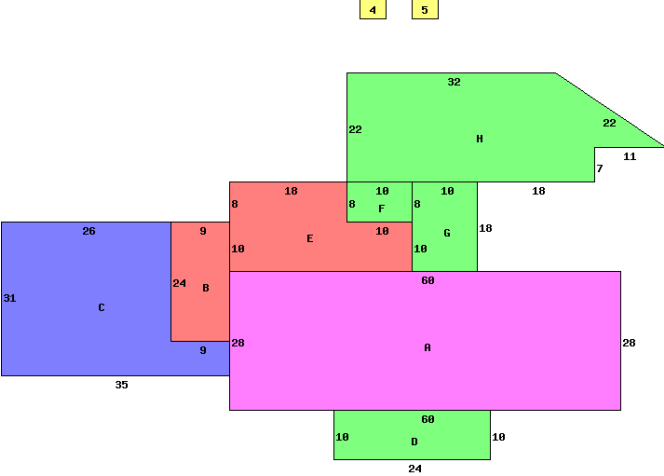
2021	SHEPHERD KIRK B & DEB	2012-02-09
2022	SHEPHERD KIRK B & DEB	2012-02-09
2023	SHEPHERD KIRK B & DEB	2012-02-09
2024	SHEPHERD KIRK B & DEBRA	2012-02-09 PT SE1/4 SE1/4 5.531A
	8975 TR 115	1SD
	KENTON OH 43326	\$195,000

Tax Year	2021	2022	2023	2024
Prop Cls	511	511	511	511
Acres	5.5300	5.5300	5.5300	5.5300
Land100%	23110	23110	32540	32540
Bldg100%	177060	177060	195200	195200
Totl100%	200170t	200170t	227740t	227740t
Cauv100%				
Tax Value:				
Land 35%	8090	8090	11390	11390
Bldg 35%	61970	61970	68320	68320
Totl 35%	70060t	70060t	79710t	79710t
Hmstd35%	63000	63000	69680	69680
Owner 0c	60.76	60.78	60.68	60.62
Hmstd RB				
Net Tax	3153.18	3141.42	3123.36	3313.36
Sp-Asmnt	25.86	25.86	25.86	54.66

2024	2025	CAMA
511	511	511
32540	32540	32530
195200	195200	195190
227740t	227740t	227720t

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1680		b	ADDTN
1	F/C	A		216		c	GRAGE
	F2	G		869	20860	d	PORCH
	OPF	P		240	7200	e	ADDTN
1	F/C	A		424		f	PORCH
	EFF	P		80	3200	g	PORCH
	PAT	P		180	540	h	PORCH
	PAT	P		874	2620		
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
51	1	2012-02-09	SHEPHERD KIRK B & DEBRA	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			
2020	8090	61970	70060	2720.98			
2019	7880	55330	63210	2348.52			
p r o j e c t				ben acres	/ %	factor	
902 MAIN DISTRICT CONSERVANCY				XA/2024			
500 HARDIN COUNTY LANDFILL				XA/2024			

3
2



8975 TR 115 43326

Occupancy 1 Single Family				*DWELLING COMPUTATIONS	
				Sq-Ft	Value
Story Height	1				
Floor Level					
Shingle					
	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				
				Neighborhood:	
				Code:	700
				Dwl/Gar/NC%	1.1900

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F	2320		Rate		Cond	Value	Dpr	Dpr	Value
2 Pole Build		34X36	1224		C	1994GD	197750	.22		183550
3 Pole Build		16X26	416		C	1995AV	23750	.60		9500
4 P	DK	10X10	100		D	2000AV	1200	.55		1600
5 POND	*.35A		0			OLD/	0			540
		acres/	effective	depth	depth	actual	effective	extended	true	
		frontage	frontage	factor	factor	rate	rate	value	value	
homesite		1.0000				15000	15000	15000	15000	
small acreage		4.5300				5000	3870	17530	17530	