CESSNA TWP
KENTON SD 00070

Hardin County, Ohio
Michael T. Bacon, Auditor

07-150025.0000 RES
H58 2026

sale

2023 SHEPHERD KIRK B & DEB		2012-02-09
2024 SHEPHERD KIRK B & DEB		2012-02-09
2025 SHEPHERD KIRK B & DEB		2012-02-09
2026 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:- 43.43 — 45.81 — 45.51 — 45.51 — a/r

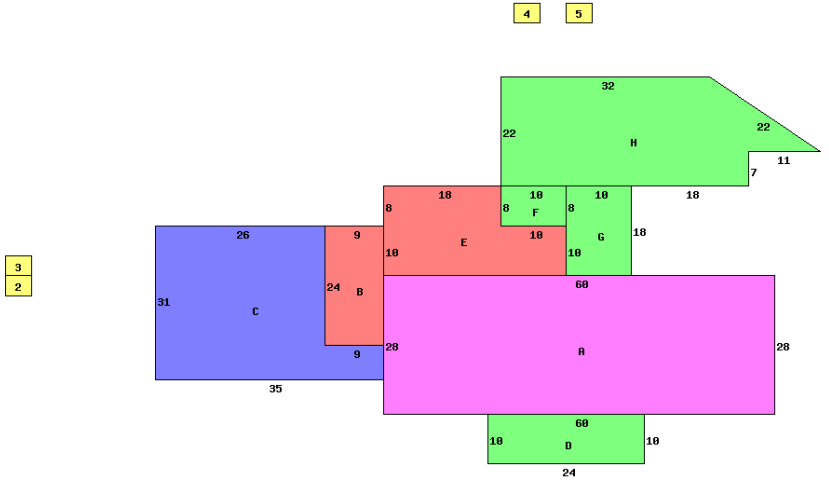
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	5.5300	5.5300	5.5300	5.5300	5.5300			
Land100%	32540	32540	32540	32540		32540	34770	34780
Bldg100%	195200	195200	195200	195200		195200	250710	250720
Totl100%	227740t	227740t	227740t	227740t		227740t	285490t	285500t
Cauv100%								
Tax Value:								
Land 35%	11390	11390	11390	11390		11390	12170	12170
Bldg 35%	68320	68320	68320	68320		68320	87750	87750
Totl 35%	79710t	79710t	79710t	79710t		79710t	99920t	99930t
Hmstd35%	69680	69680	69490	69490		69490	89720	
Owner Oc	60.68	60.62	60.28	60.28	60.28	hmstd 5250 l	64240 b	
Hmstd RB								
Net Tax	3123.36	3313.36	3290.76	3290.76	3290.76			
Sp-Asmnt	25.86	54.66	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
2022	8090	61970	70060	3141.42
2021	8090	61970	70060	3153.18

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



8975 TR 115 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	2320	154440
	Subtotal			154440
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	3990
Floor/Carpet	X	Plumbing	4900
Number of Rooms	6	Garages and Carports	20860
Bedrooms	3	Extra Features	13560
		Total Value	197750
Central Heat	A		
FORCED AIR		PUB ELECTRIC	
Central A/C	A	PRIV WATER	
Plumbing		PRIV SEWER	
Standard	1	PUB PAVED ST/RD	
Extra 3 Fixture	2	Topo: ROLLING	
Extra Fixture	1		
		Neighborhood:	
		Code:	700
		Dwl/Gar/NC%	1.5500

	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		239080	
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				17250	17250	17250	17250
small acreage	4.5300				5000	3870	17530	17530

Call Back: Sign: PSN Date: 2015-04-16 Lister:

07-150025.0000-v082020R