CESSNA TWP
KENTON SD 00070

Hardin County, Ohio
Michael T. Bacon, Auditor

07-150034.0000 RES
H48.01 2026

sale

2023 GEHMAN LLOYD M & ANNA	2012-10-29	
2024 GEHMAN LLOYD M & ANNA	2012-10-29	
2025 GEHMAN LLOYD M & ANNA	2012-10-29	
2026 GEHMAN LLOYD M & ANNA S	2012-10-29 PT E2 SE4 S15 3.127A	
8855 CR 115	3WD	SEE PCL 07-150034.01 FOR
	$115,801	REST OF SPECIALS
KENTON OH 43326		

Orig Tax Year 1999
Parent: 07-150018.0000

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	561	561	561	561	0	561	561	561
Acres	3.1270	3.1270	3.1270	3.1270	3.1270			
Land100%	25630	25630	25630	25630		25630	27890	27890
Bldg100%	126890	126890	126890	126890		126890	162140	162150
Totl100%	152510t	152510t	152510t	152510t		152510t	190030t	190040t
Cauv100%								
Tax Value:								
Land 35%	8970	8970	8970	8970		8970	9760	9760
Bldg 35%	44410	44410	44410	44410		44410	56750	56750
Totl 35%	53380t	53380t	53380t	53380t		53380t	66510t	66510t
Hmstd35%	46050	46050	46050	46050		46050	59180	
Owner Oc	40.10	40.06	39.94	39.94	39.94	hmstd 5250 l	40800 b	
Hmstd RB	358.32	406.32	417.90	417.90	417.90			
Net Tax	1733.86	1813.10	1786.28	1786.28	1786.28			
Sp-Asmnt	32.00	36.01	33.00	33.00				

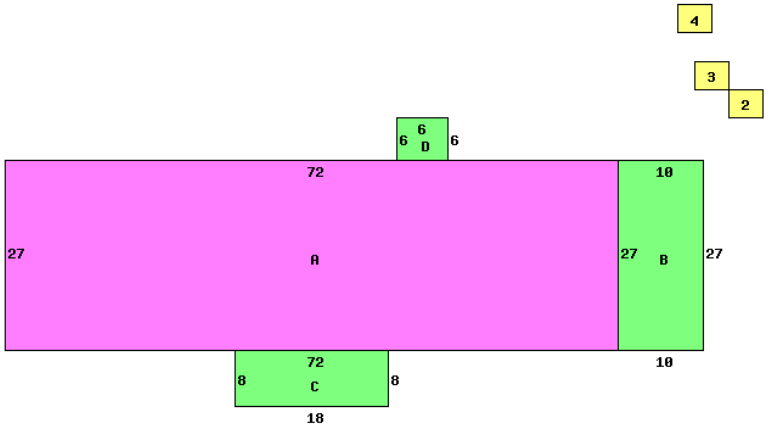
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1944		a	*MAIN
	EFP	P		270	10800	b	PORCH
	OFP	P		144	4320	c	PORCH
	DK	P		36	540	d	PORCH

gas fireplace

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
502	3	2012-10-29	GEHMAN LLOYD M & ANNA S	3WD		115801	16890	98000
205	3	2005-06-07	LAWHUN TERESA J	3QC	*	0	14710	83200
744	3	2003-12-15	LAWHUN TERESA J	3WD		110000	14710	83200
455	3	1998-10-19	COLE RONALD D & CHLOE L	3WD	*	0	0	0

Year	Land	Bldg	Total	Net Tax
2022	6650	28230	34880	1173.06
2021	6650	28230	34880	1177.52

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
129 HEATH - BLANCHARD DIST	XA/2025			
131 BLANCHARD RIVER MAINT	XA/2025			
235 KELLOGG #983 - BLANCHARD	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			
921 BLANCHARD RIVER MAINT	XA/2023			
286 DEARDORFF #1024 - BLANCHARD	XA/2025			
353 COLE-BLANCHARD RIVER	XA/2025			



8855 CR 115 43326

Occupancy 4 M/H on Real Estate

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1944	135910
	Subtotal			135910
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	3320
Floor/Carpet	X	Plumbing	2100
Floor/Tile-Lino	X	Extra Features	15660
Number of Rooms	5	Total Value	156990
Bedrooms	3		
		PUB ELECTRIC	
Central Heat	A	PRIV WATER	
FORCED AIR		PRIV SEWER	
Central A/C	A	PUB PAVED ST/RD	
Plumbing			
Standard	1	Neighborhood:	
Extra 3 Fixture	1	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	MH/REAL	1	F/C	27X72	1944		MHD	2000AV	125590	.22		151840
2	Pole Build		M	30X45	1350		C	2000AV	16200	.55		7290
3	Lean-To			12X45	540		C	2014AV	4320	.30		3020
4	Shed	*PP		10X14	0			2014	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	2.1270				5000	5000	10640	10640

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

07-150034.0000-v082020R