CESSNA TWP
KENTON SD 00070

Hardin County, Ohio
Michael T. Bacon, Auditor

07-230019.0000 RES
J51 2026

sale

2023 WELLS RONALD C	2022-05-03	
2024 WELLS RONALD C	2022-05-03	
2025 WELLS RONALD C	2022-05-03	
2026 WELLS RONALD C	2022-05-03	PT E2 NE4 S23 2.00A
10743 SR 309	1AF	SEE PCL 07-230019.01 FOR
	$0	REST OF SPECIALS
KENTON OH 43326		

2028 BURCHIEL SETH M & JOURN	2026-10-19	
10743 SR 309	1ED	
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	2.0000	2.0000	2.0000	2.0000	2.0000			
Land100%	20000	20000	20000	20000		20000	22260	22250
Bldg100%	122600	122600	122600	122600		122600	159000	159010
Totl100%	142600t	142600t	142600t	142600t		142600t	181260t	181260t
Cauv100%								
Tax Value:								
Land 35%	7000	7000	7000	7000		7000	7790	7790
Bldg 35%	42910	42910	42910	42910		42910	55650	55650
Totl 35%	49910t	49910t	49910t	49910t		49910t	63440t	63440t
Hmstd35%	47380	47380	47380	47380		47380	60920	
Owner Oc	41.26	41.22	41.10	41.10	41.10	hmstd 5250 l	42130 b	
Hmstd RB								
Net Tax	1952.40	2071.38	2057.14	2057.14	2057.14			
Sp-Asmnt	34.00	30.00	33.00	33.00				

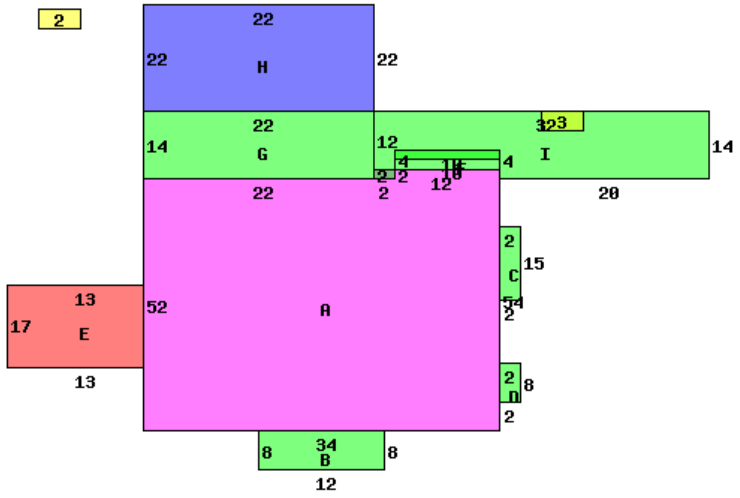
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 BA	F	M		1792		a	*MAIN
	OFP	P		96	2880	b	PORCH
	BAY	P		30	1140	c	PORCH
	BAY	P		16	610	d	PORCH
1	F/C	A		221		e	ADDTN
	EFP	P		40	1600	f	PORCH
	EBW	P		308	12320	g	PORCH
	F	G		484	11620	h	GRAGE
	PAT	P		408	1220	i	PORCH

gas fireplace

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
429	1	2026-10-19	BURCHIEL SETH M & JOURNEE	1ED	150000	20000	122600
212	1	2022-05-03	WELLS RONALD C	1AF *	0	15600	105770
471	1	2008-09-15	WELLS RONALD C & VICKIE	1SD	135000	12910	86060
681	1	1996-11-01	TAYLOR THOMAS L & CATHLE	1WD	88000	9000	45940
393	1	1994-05-11	BAKER JESS F & LINDA L	1FD *	29600	0	55600

Year	Land	Bldg	Total	Net Tax
2022	5460	37020	42480	1902.14
2021	5460	37020	42480	1909.28

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



10743 SR 309 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	2013	137690
	Qtr Story	FRAME	1792	6250
	Basement		680	12880
	Subtotal			156820
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall		X	680 sq ft	Attic Finish	11270
Unfinished Wall	X		X	Air Conditioning	4870
Floor/Pine		X		Garages and Carports	11620
Floor/Carpet		X		Extra Features	19770
Floor/Concrete	X			Total Value	204350
Number of Rooms	1	8	1		
Bedrooms		2	1	PUB ELECTRIC	
				PRIV WATER	
Central Heat		A		PRIV SEWER	
FORCED AIR				PUB PAVED ST/RD	
Central A/C		A		Topo: ROLLING	
Plumbing					
Standard	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 BAF		2693		C+	1925AV	224790	.55		156790
2	Pole Build		22X24	528		C	1980AV	6340	.65		2220
3	Shed	*PP	8X10	96			1997FR	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	1.0000				5000	5000	5000	5000

Call Back: Sign: PSN Date: 2015-04-17 Lister:

07-230019.0000-v082020R