

CESSNA TWP  
KENTON SD

00070

Hardin County, Ohio  
Michael T. Bacon, Auditor

07-230022.0000  
J25

RES  
2025

sale

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

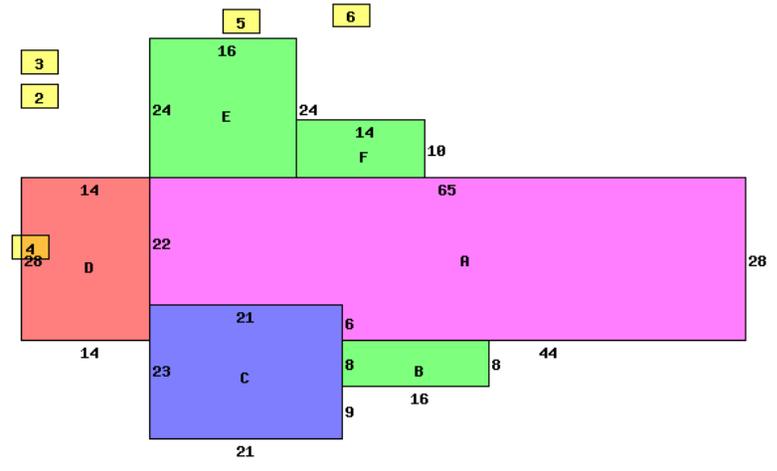
2022	MOSEMANN SHELDON	2013-05-01			
2023	MOSEMANN SHELDON	2013-05-01			
2024	MOSEMANN SHELDON	2013-05-01			
2025	MOSEMANN SHELDON	2013-05-01	PT SE 1/4 SW 1/4	6.01A	
	9977 TR 115		LWD		
					\$145,000
	KENTON OH 43326				

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	6.0100	6.0100	6.0100	6.0100	
Land100%	23860	33800	33800	33800	33790
Bldg100%	204660	239460	252370	252370	252370
Totl100%	228510t	273260t	286170t	286170t	286160t
Cauv100%					
Tax Value:					
Land 35%	8350	11830	11830	11830	11830
Bldg 35%	71630	83810	88330	88330	88330
Totl 35%	79980t	95640t	100160t	100160t	100160t
Hmstd35%	54500	61480	66000	66000	
Owner Oc	52.58	53.54	57.42	57.24	hmstd 5250 l 60750 b
Hmstd RB					
Net Tax	3603.02	3766.82	4182.16	4153.52	
Sp-Asmnt	26.03	26.03	63.90	63.90	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1694		a	*MAIN
	STP	P		128	510	b	PORCH
	FZ	G		483	11590	c	GRAGE
1	F	A		392		d	ADDTN
	DK	P		384	5760	e	PORCH
	DK	P		140	2100	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
213	1	2013-05-01	MOSEMANN SHELDON	LWD	145000	21770	136660
284	3	2009-09-17	SWEPSTON RANDY E	30C *		0	157540
116	1	1994-02-14	SWEPSTON RANDY E & JULIE	LWD	110000	21740	103400
Year	Land	Bldg	Total	Net Tax			
2021	8350	71630	79980	3616.48			
2020	8350	71630	79980	3123.16			

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



9977 TR 115 43326

Occupancy	1 Single Family	*DWELLING COMPUTATIONS	Sq-Ft	Value
Story Height	1			
Floor Level	Main	FRAME	2086	142080
	Basement		1694	31340
	Subtotal			173420
Shingle	Roof	HIP		
	B 1 2 U A			
Panelled Wall	X X	Air Conditioning		3710
Floor/Carpet	X X	Garages and Carports		11590
Number of Rooms	1 7	Extra Features		8370
Bedrooms	3	Total Value		197090
Central Heat	A	PUB ELECTRIC		
FORCED AIR		PRIV WATER		
Central A/C	A	PRIV SEWER		
Plumbing		PUB PAVED ST/RD		
Standard	1	Topo: ROLLING		
		Neighborhood:		
		Code:		700
		Dwl/Gar/NC%		1.1900

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F				1986GD	197090	.26		173560
2 Pole Build		24X36	864		1987AV	10370	.65		3630
3 Shed	F 0	10X16	160		1990AV	1540	.65		540
4 Pole Build		56X65	3640		2014AV	43680	.30		30580
5 POND	*06A		0		OLD/	0			0
6 Pole Build		48X90	4320		2019AV	51840	.15		44060
homesite	acres/	effective	depth	actual	effective	extended	true		
small acreage	frontage	frontage	depth	rate	rate	value	value		
	1.0000	56X65		15000	15000	15000	15000		
	5.0100			5000	3750	18790	18790		