CESSNA TWP
KENTON SD 00070

Hardin County, Ohio
Michael T. Bacon, Auditor

07-230022.0000 RES
J25 2026

sale

2023 MOSEMANN SHELDON	2013-05-01	
2024 MOSEMANN SHELDON	2013-05-01	
2025 MOSEMANN SHELDON	2013-05-01	
2026 MOSEMANN SHELDON	2013-05-01	PT SE 1/4 SW 1/4 6.01A
9977 TR 115	1WD	
	$145,000	
KENTON OH 43326		

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

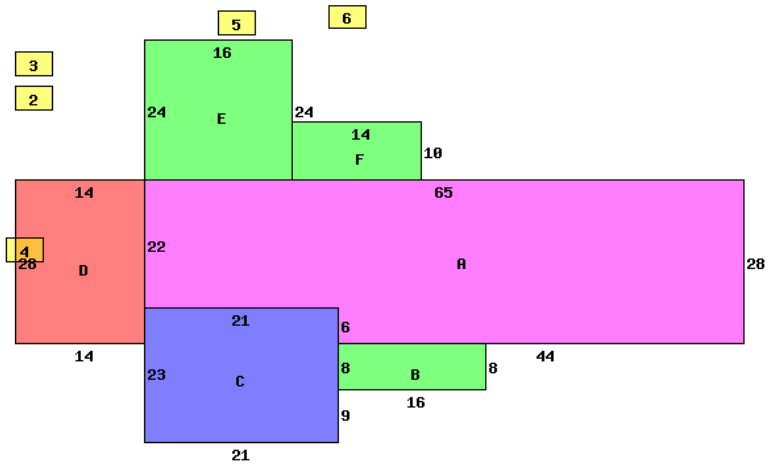
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	6.0100	6.0100	6.0100	6.0100	6.0100			
Land100%	33800	33800	33800	33800		33800	36030	36040
Bldg100%	239460	252370	252370	252370		252370	304860	304870
Totl100%	273260t	286170t	286170t	286170t		286170t	340890t	340910t
Cauv100%								
Tax Value:								
Land 35%	11830	11830	11830	11830		11830	12610	12610
Bldg 35%	83810	88330	88330	88330		88330	106700	106700
Totl 35%	95640t	100160t	100160t	100160t		100160t	119310t	119320t
Hmstd35%	61480	66000	66000	66000		66000	85160	
Owner Oc	53.54	57.42	57.24	57.24	57.24	hmstd 5250 l	60750 b	
Hmstd RB								
Net Tax	3766.82	4182.16	4153.52	4153.52	4153.52			
Sp-Asmnt	26.03	63.90	63.90	63.90				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1694		a	*MAIN
	STP	P		128	510	b	PORCH
	F2	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:bldg
213	1	2013-05-01	MOSEMANN SHELDON	1WD		145000	21770	136660
284	3	2009-09-17	SWEPSTON RANDY E	3QC	*	0	21740	157540
116	1	1994-02-14	SWEPSTON RANDY E & JULIE	1WD		110000	0	103400

Year	Land	Bldg	Total	Net Tax
2022	8350	71630	79980	3603.02
2021	8350	71630	79980	3616.48

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



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%	1.5500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F		2086		C	1986GD	197090	.26		226060
2	Pole Build		24X36	864		C	1987AV	10370	.65		3630
3	Shed	F 0	10X16	160		D	1990AV	1540	.65		540
4	Pole Build		56X65	3640		C	2014AV	43680	.30		30580
5	POND	*06A		0			OLD/	0			0
6	Pole Build		48X90	4320		C	2019AV	51840	.15		44060

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	5.0100				5000	3750	18790	18790

Call Back: Sign: PSN Date: 2015-04-17 Lister: 07-230022.0000-v082020R