

CESSNA TWP
KENTON SD

00070

Hardin County, Ohio
Michael T. Bacon, Auditor

07-230024.0000
J48

RES
2025

sale

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

2022	RATLIFF GENE & BERNIC	2011-03-10	
2023	RATLIFF GENE & BERNIC	2011-03-10	
2024	RATLIFF GENE & BERNIC	2011-03-10	
2025	RATLIFF GENE & BERNICE	2011-03-10	PT S2 W2 NW4 S23 3.003A
	10178 SR 309	LWD	SEE PCL 07-230024.01 FOR
	KENTON OH 43326	\$14,900	REST OF SPECIAL ASSESMEN

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	3.0000	3.0000	3.0000	3.0000	
Land100%	18600	25000	25000	25000	25000
Bldg100%	86370	135740	135740	151340	151350
Totl100%	104970t	160740t	160740t	176340t	176350t
Cauvl00%					
Tax Value:					
Land 35%	6510	8750	8750	8750	8750
Bldg 35%	30230	47510	47510	52970	52970
Totl 35%	36740t	56260t	56260t	61720t	61720t
Hmstd35%	29870	46740	46740	45060	
Owner Oc	28.82	40.70	40.66	39.08	hmstd 5250 1 39810 b
Hmstd RB	391.52	358.32	406.32	417.90	
Net Tax	1258.92	1848.30	1934.40	2137.74	
Sp-Asmnt	34.22	34.22	54.19	33.00	

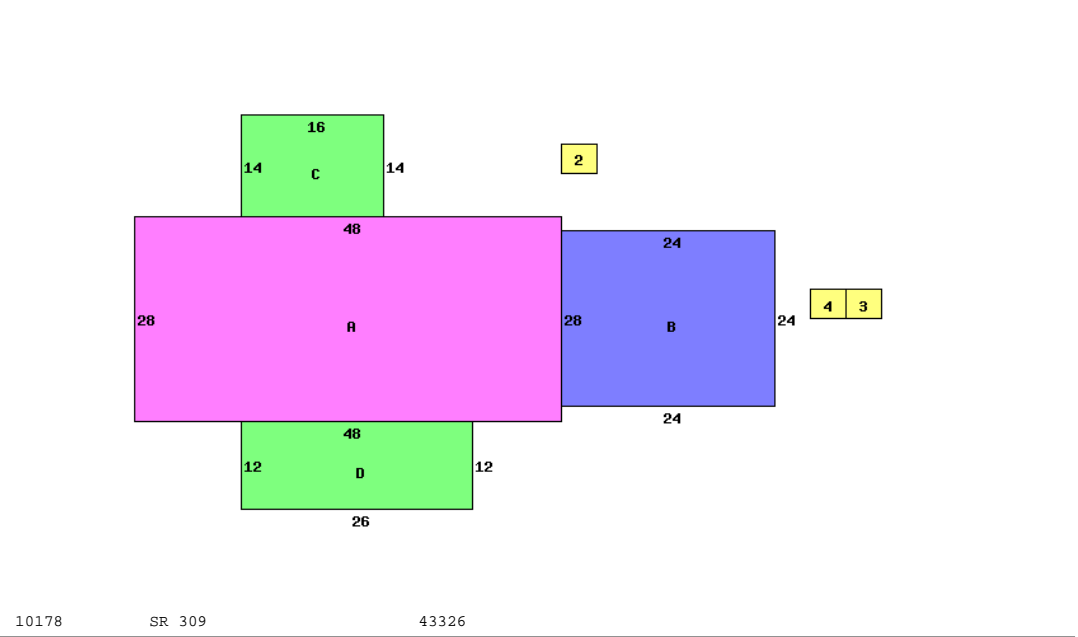
2026	RATLIFF GENE & BERNICE	2025-12-19	
	10178 SR 309	LWD	
	KENTON OH 43326		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F	M		1344		b	GRAGE
	F2	G		576	13820	c	PORCH
	OFFP	P		224	6720	d	PORCH
	OFFP	P		312	9360		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
563	1	2025-12-19	RATLIFF GENE & BERNICE	LWD *	0	25000	151340
89	1	2011-03-10	RATLIFF GENE & BERNICE	LWD *	14900	16490	91230
377	1	2010-08-06	FEDERAL HOME LOAN MORTG C	LSH *	30761	16490	91230
382	1	2003-08-12	MANN'S BEVERLY K	LQC *	0	14310	70340
133	1	1998-03-13	MANN'S BEVERLY K	LWD	79500	10260	48570
293	1	1994-04-15	SHELDON MARK M & RUTH EL	LWD	9000	5600	0
294	1	1994-04-15	SHELDON MARK M & RUTH EL	LWD	12000	5600	0
127	2	1993-02-24	WEAVER PHILLIP A & DEBOR	2WD *	17500	2910	0

Year	Land	Bldg	Total	Net Tax
2021	6510	30230	36740	1263.68
2020	6510	30230	36740	1091.00

project	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



Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1	Sq-Ft Value
Floor Level	1344 107720
Shingle	Subtotal 107720
Plaster/Drywall D	Plumbing 2100
Floor/Carpet X	Garages and Carports 13820
Number of Rooms 6	Extra Features 16080
Bedrooms 3	Total Value 139720
Central Heat A	PUB ELECTRIC
FORCED AIR	PRIV WATER
Plumbing	PRIV SEWER
Standard 1	PUB PAVED ST/RD
Extra 3 Fixture 1	Neighborhood:
	Code: 700
	Dwl/Gar/NC% 1.1900

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 F		1344		C-	1994AV	125750	.24		113730
2 Shed	*NV		0			OLD/	0			0
3 Pole Build		32X56	1792		C	2017AV	21500	.20		17200
4 P	OFFP	10X20	200		C	2017AV	6000	.20		4800
5 Garage		24X24	576		C	2024AV	13820	.05		15620
homesite		acres/ frontage	effective depth	depth factor		actual rate	effective rate	extended value		true value
small acreage		1.0000				15000	15000	15000		15000
		2.0000				5000	5000	10000		10000