

CESSNA TWP
KENTON SD

00070

Hardin County, Ohio
Michael T. Bacon, Auditor

07-230025.0000
J45

RES
2025

sale

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

2022	MAGANN ADAM C & KRIST	2021-08-05	
2023	MAGANN ADAM C & KRIST	2021-08-05	
2024	MAGANN ADAM C & KRIST	2021-08-05	
2025	MAGANN ADAM C & KRISTIN	2021-08-05	PT E2 NW4 S23 3.00A
	10482 SR 309	LSD	
	KENTON OH 43326	\$279,900	

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%	238340	245970	266260	266260	266270
Totl100%	256940t	270970t	291260t	291260t	291270t

Orig Tax Year 1998
Parent: 07-230003.0000

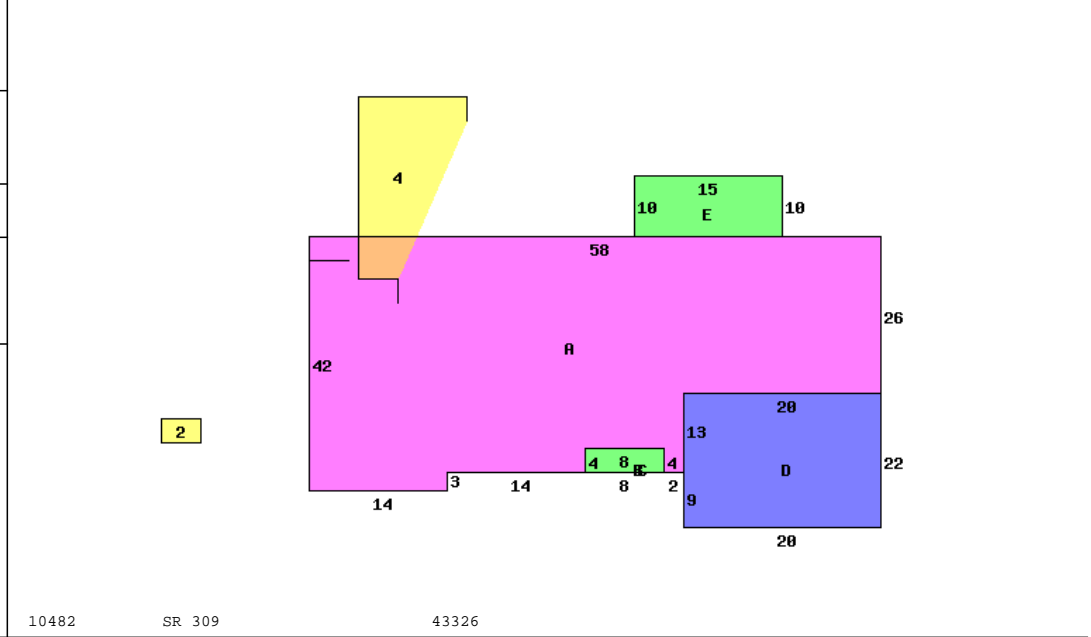
Tax Value:					
Land 35%	6510	8750	8750	8750	8750
Bldg 35%	83420	86090	93190	93190	93190
Totl 35%	89930t	94840t	101940t	101940t	101940t
Hmstd35%	87510	91020	91020	91020	
Owner Oc	84.42	79.26	79.18	78.94	hmstd 5250 l 85770 b
Hmstd RB					
Net Tax	4025.96	3709.14	4235.74	4206.66	
Sp-Asmnt	27.00	31.00	27.00	30.17	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F	M		2012		a	*MAIN
	RFX	P		32	320	b	PORCH
	STP	P		32	130	c	PORCH
	F	G		440	10560	d	GRAGE
	DK	P		150	2250	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
388	1	2021-08-05	MAGANN ADAM C & KRISTIN	LSD	279900	18600	238340
170	1	2010-04-22	COLLINS RICK L & KATRINA	LSD	26500	16490	45400
89	1	2010-03-09	WEAVER PHILLIP L	LWD *	16000	16490	45400
82	1	2010-02-11	FEDERAL HOME LOAN MORTGAG	LSH *	29334	16490	45400
188	1	1997-04-14	FLETCHER BONNIE	LWD	53600	0	0

Year	Land	Bldg	Total	Net Tax
2021	6510	83420	89930	4041.08
2020	6510	83420	89930	3486.22

project	ben acres	%	factor
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



Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1	Sq-Ft Value
Floor Level	Main	FRAME 2012 137620
	Basement	2012 37080
	Subtotal	174700
Metal	Roof	GABLE
	B 1 2 U A	
Plaster/Drywall	D	Air Conditioning 3560
Unfinished Wall	X	Plumbing 3500
Floor/Carpet	X	Garages and Carports 10560
Floor/Concrete	X	Extra Features 2700
Floor/Tile-Lino	L	Total Value 195020
Number of Rooms	1 6	
Bedrooms	3	
Central Heat	A	PUB ELECTRIC
FORCED AIR		PRIV WATER
Heat Pump	A	PRIV SEWER
Central A/C	A	PUB PAVED ST/RD
Plumbing		Neighborhood:
Standard	1	Code: 700
Extra 3 Fixture	1	Dwl/Gar/NC% 1.1900
Extra 2 Fixture	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F	2012		B-	2010AV	.12		245070
2 Pole Build		30X40	1200	D	2023AV	.05		10940
3 Shed	*PP	8X8	0	OLD/	0			0
4 P	OPF	9X40	360	C	2023AV	.05		10260
		acres/	effective	depth	actual	effective	extended	true
homesite		frontage	frontage	depth	rate	rate	value	value
small acreage		1.0000			15000	15000	15000	15000
		2.0000			5000	5000	10000	10000

Call Back: Sign: PSN Date: 2015-04-17 Lister: 07-230025.0000-v082020R