CESSNA TWP
KENTON SD 00070

Hardin County, Ohio
Michael T. Bacon, Auditor

07-230025.0000 RES
J45 2026

sale

2023	MAGANN ADAM C & KRIST	2021-08-05
2024	MAGANN ADAM C & KRIST	2021-08-05
2025	MAGANN ADAM C & KRIST	2021-08-05
2026	MAGANN ADAM C & KRISTIN	2021-08-05 PT E2 NW4 S23 3.00A
	10482 SR 309	1SD
		$279,900
	KENTON OH 43326	

Orig Tax Year 1998
Parent: 07-230003.0000

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

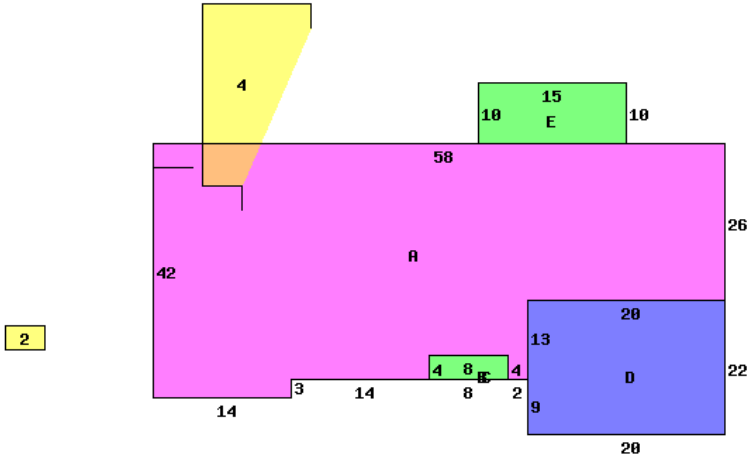
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.0000	3.0000	3.0000	3.0000	3.0000			
Land100%	25000	25000	25000	25000		25000	27260	27250
Bldg100%	245970	266260	266260	266260		266260	340400	340400
Totl100%	270970t	291260t	291260t	291260t		291260t	367660t	367650t
Cauv100%								
Tax Value:								
Land 35%	8750	8750	8750	8750		8750	9540	9540
Bldg 35%	86090	93190	93190	93190		93190	119140	119140
Totl 35%	94840t	101940t	101940t	101940t		101940t	128680t	128680t
Hmstd35%	91020	91020	91020	91020		91020	117760	
Owner Oc	79.26	79.18	78.94	78.94	78.94	hmstd 5250 l 85770 b		
Hmstd RB								
Net Tax	3709.14	4235.74	4206.66	4206.66	4206.66			
Sp-Asmnt	31.00	27.00	30.17	30.17				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	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	1SD		279900	18600	238340
170	1	2010-04-22	COLLINS RICK L & KATRINA	1SD	*	26500	16490	45400
89	1	2010-03-09	WEAVER PHILLIP L	1WD	*	16000	16490	45400
52	1	2010-02-11	FEDERAL HOME LOAN MORTGAG	1SH	*	29334	16490	45400
188	1	1997-04-14	FLETCHER BONNIE	1WD		53600	0	0

Year	Land	Bldg	Total	Net Tax
2022	6510	83420	89930	4025.96
2021	6510	83420	89930	4041.08

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			



10482 SR 309 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
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	PUB ELECTRIC	
			PRIV WATER	
Central Heat		A	PRIV SEWER	
FORCED AIR			PUB PAVED ST/RD	
Heat Pump		A		
Central A/C		A	Neighborhood:	
Plumbing			Code:	700
Standard	1		Dwl/Gar/NC%	1.5500
Extra 3 Fixture	1			
Extra 2 Fixture	1			

	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		2012		B-	2010AV	234020	.12		319200
2	Pole Build		30X40	1200		D	2023AV	11520	.05		10940
3	Shed	*PP	8X8	0			OLD/	0			0
4	P	OFP	9X40	360		C	2023AV	10800	.05		10260

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	2.0000				5000	5000	10000	10000

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