

CESSNA TWP
KENTON SD

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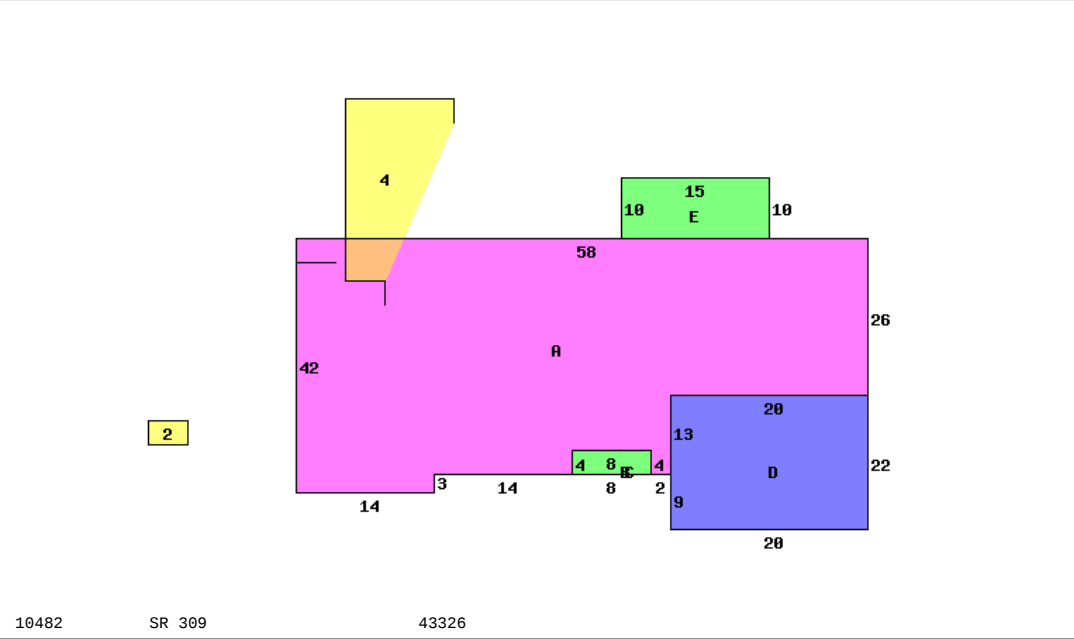
Hardin County, Ohio
Michael T. Bacon, Auditor

07-230025.0000
J45

RES
2025

2022 MAGANN ADAM C & KRIST		2021-08-05	Tax Year				2022	2023	2024	2025	CAMA
2023 MAGANN ADAM C & KRIST		2021-08-05	Prop Cls				511	511	511	511	511
2024 MAGANN ADAM C & KRIST		2021-08-05	Acres				3.0000	3.0000	3.0000	3.0000	
2025 MAGANN ADAM C & KRISTIN		2021-08-05 PT E2 NW4 S23 3.00A	Land100%				18600	25000	25000	25000	25000
10482 SR 309		1SD	Bldg100%				238340	245970	266260	266260	266270
KENTON OH 43326		\$279,900	Totl100%				256940t	270970t	291260t	291260t	291270t
			Cauv100%								
			Tax Value:								
		Orig Tax Year 1998	Land 35%				6510	8750	8750	8750	8750
		Parent: 07-230003.0000	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+ 1 B	CONS F RFX STP F DK	TYPE M P P G P	FACT	SQ-FT 2012	VALUE	a	*MAIN
				32	320	b	PORCH
				32	130	c	PORCH
				440	10560	d	GRAGE
				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	ISD *	279900	18600	238340
170	1	2010-04-22	COLLINS RICK L & KATRINA	ISD *	26500	16490	45400
99	1	2010-03-09	WEAVER PHILLIP L	ISD *	16000	16490	45400
52	1	2010-02-11	FEDERAL HOME LOAN MORTGAG	ISH *	29334	16490	45400
188	1	1997-04-14	FLETCHER BONNIE	ISD	53600	0	0
Year	Land	Bldg	Total	Net Tax			
2021	6510	83420	89930	4041.08			
2020	6510	83420	89930	3486.22			
p r o j e c t					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	Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
Floor Level		Main		2012	137620	1 DWELLING	1 B F	2012	30X40	1200	B-	2010AV		234020	.12		245070
		Basement		2012	37080	2 Pole Build			8X8	0	D	2023AV		11520	.05		10940
		Subtotal			174700	3 Shed	*PP		9X40	360		OLD/		0			0
Metal		Roof				4 P	OPF				C	2023AV		10800	.05		10260
		GABLE															
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:													
Extra 3 Fixture		1		Dwl/Gar/NC%		1.1900											
Extra 2 Fixture		1															