

CESSNA TWP
KENTON SD

00070

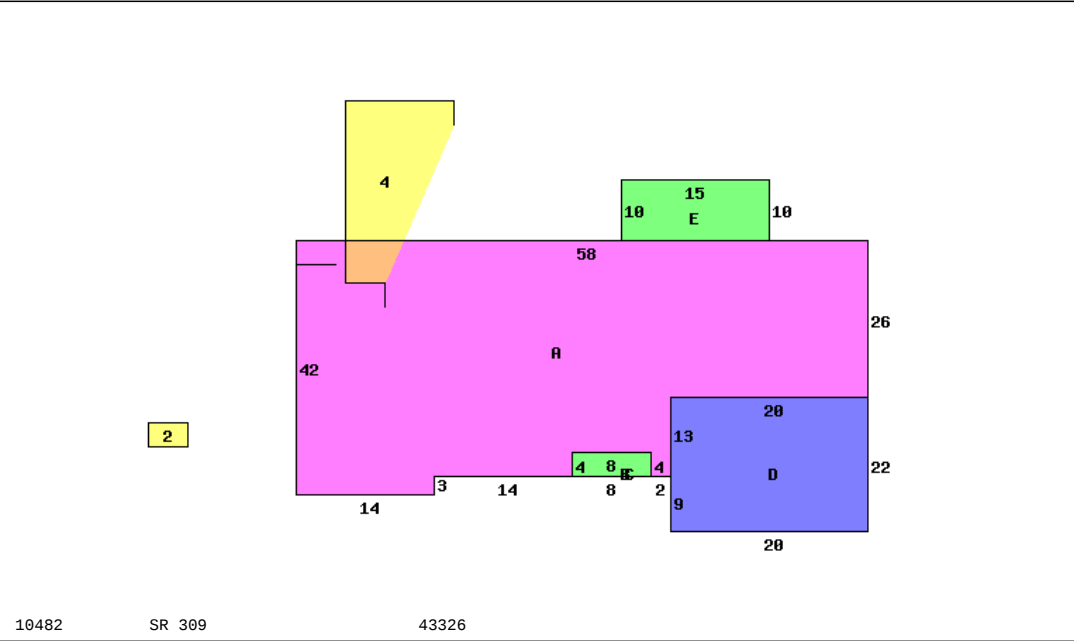
Hardin County, Ohio
Michael T. Bacon, Auditor

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	Tax Year	2022	2023	2024
2023 MAGANN ADAM C & KRIST	2021-08-05	Prop Cls	511	511	511
2024 MAGANN ADAM C & KRIST	2021-08-05	Acres	3.0000	3.0000	3.0000
2025 MAGANN ADAM C & KRISTIN	2021-08-05 PT E2 NW4 S23 3.00A	Land100%	18600	25000	25000
10482 SR 309	ISD	Bldg100%	238340	245970	266260
KENTON OH 43326	\$279,900	Totl100%	256940t	270970t	291260t
Orig Tax Year 1998		Tax Value:			
Parent: 07-230003.0000		Land 35%	6510	8750	8750
		Bldg 35%	83420	86090	93190
		Totl 35%	89930t	94840t	101940t
		Hmstd35%	87510	91020	91020
		Owner Oc	84.42	79.26	78.94
		Hmstd RB			
		Net Tax	4025.96	3709.14	4235.74
		Sp-Asmnt	27.00	31.00	27.00
					30.17

SHB+ 1 B	CONS F	TYPE M	FACT P	SQ-FT 2012	VALUE 2012	a	*MAIN
	RFX	P	P	32	320	b	PORCH
	STP	P	P	32	130	c	PORCH
	F	G	P	440	10560	d	GRAGE
	DK	P	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	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	8X8	0			OLD/		0			0
Metal		Roof				4 P	OPF	9X40	360		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															
				PUB ELECTRIC													
Central Heat		A		PRIV WATER													
FORCED AIR				PRIV SEWER													
Heat Pump		A		PUB PAVED ST/RD													
Central A/C		A															
Plumbing				Neighborhood:													
Standard		1		Code:													
Extra 3 Fixture		1		Dwl/Gar/NC%		1.1900											
Extra 2 Fixture		1															