

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	LSJ	
	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

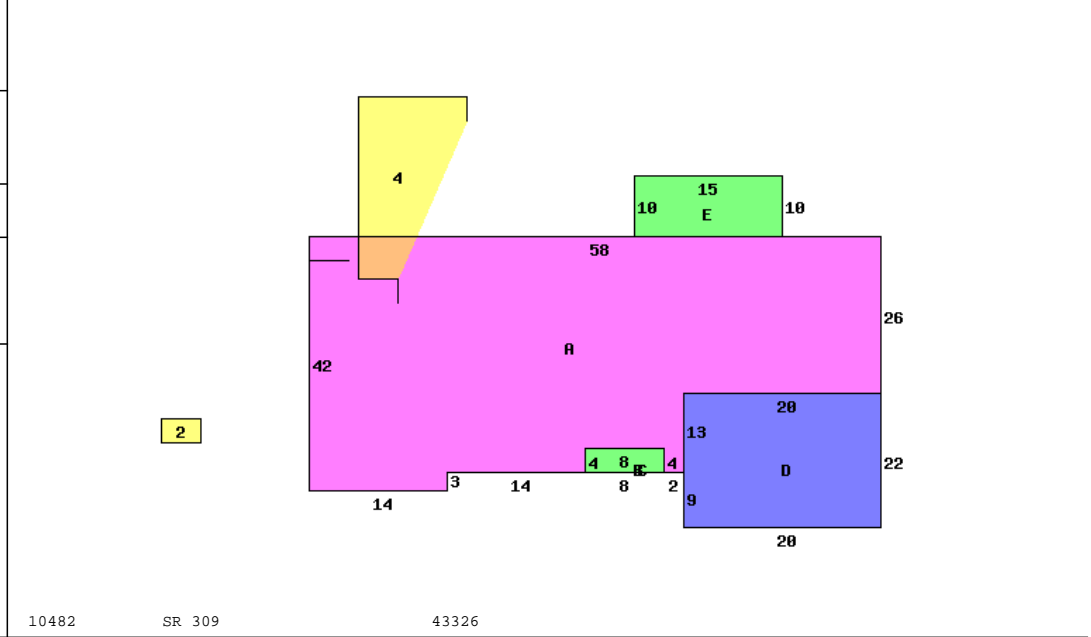
Tax Value:					
Land 35%	6510	8750	8750	8750	8750
Bldg 35%	83420	86090	93190	93190	93190
Totl 35%	89930t	94840t	101940t	101940t	101940t
Hmstd35%	87510	91020	91020	91020	
Owner Oc	84.42	79.26	79.18	78.94	hmstd 5250 l 85770 b
Hmstd RB					
Net Tax	4025.96	3709.14	4235.74	4206.66	
Sp-Asmnt	27.00	31.00	27.00	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	LSJ	279900	18600	238340
170	1	2010-04-22	COLLINS RICK L & KATRINA	LSJ	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	1 DWELLING	SHB+Cons	1 B F	DixHt	2012	Area	1200	Unit		Grade	B-	Blt/Renov	2010AV	Replace	234020	Phy	.12	True	245070
2 Pole Build				30X40	1200					D	2023AV	11520	.05	10940					
3 Shed		*PP		8X8	0					OLD/	0	0		0					
4 P		OFF		9X40	360					C	2023AV	10800	.05	10260					

homesite	1.0000	effective	15000	depth	15000	actual	5000	effective	5000	extended	10000	true	10000
small acreage	2.0000	frontage	rate	frontage	rate	rate	rate	rate	rate	value	value	value	value