CESSNA TWP
KENTON SD 00070

Hardin County, Ohio
Michael T. Bacon, Auditor

07-250005.0000 RES
J07 2025

sale

2022 TOTTEN RYAN	2017-12-19	
2023 TOTTEN RYAN	2017-12-19	
2024 TOTTEN RYAN	2017-12-19	
2025 TOTTEN RYAN	2017-12-19	PT S2 SE4 9.792A
11750 CR 106	1QC	
	$0	
KENTON OH 43326		

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

	2022	2023	2024	2025	
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	9.7920	9.7920	9.7920	9.7920	
Land100%	27370	39630	39630	39630	39620
Bldg100%	272970	320770	320770	320770	320770
Totl100%	300340t	360400t	360400t	360400t	360390t
Cauv100%					
Tax Value:					
Land 35%	9580	13870	13870	13870	13870
Bldg 35%	95540	112270	112270	112270	112270
Totl 35%	105120t	126140t	126140t	126140t	126140t
Hmstd35%	95640			110850	
Owner Oc	92.26			96.14	hmstd 5250 l 105600 b
Hmstd RB					
Net Tax	4712.42	5038.70	5339.26	5206.84	
Sp-Asmnt	36.59	36.59	69.26	69.26	

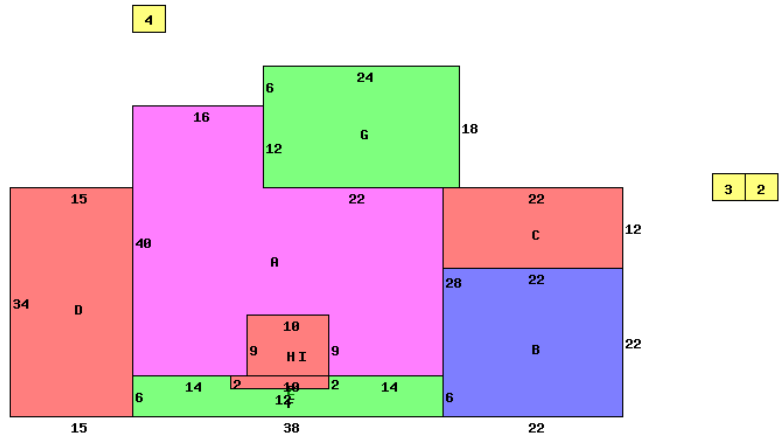
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		1166		a	*MAIN
	F	G		484	11620	b	GRAGE
1	F/C	A		264		c	ADDTN
1	F/C	A		510		d	ADDTN
F	F	A		24		e	ADDTN
	OFP	P		204	6120	f	PORCH
	DK	P		432	6480	g	PORCH
1 B	F	A		90		h	ADDTN
	CATH	X		90		i	OTHER

#: 18 L/W
2013 duplicate combined parcels
072500180000 .333A

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
563	1	2017-12-19	TOTTEN RYAN	1QC	*	0	26770	247260
453	1	2004-09-29	TOTTEN RYAN	1QC	*	0	23400	167970
401	2	1999-07-16	TOTTEN RYAN & ANDREA	2WD		23000	17290	0
266	1	1998-05-13	CLEMONS JANICE	1WD		9000	7770	0
213	1	1997-04-23	NITCHIE EARNEST S	1WD		19000	27400	0
147	3	1995-02-25	MCKINLEY ROGER ETAL LE A	3CT	*	0	28800	0
1036	1	1993-10-20	KAYLOR GLADYS S	1SD	*	25000	0	43000
438	1	1993-05-25	KAYLOR GLADYS S	1WD	*	11325	55310	0
286	1	1993-04-16	KAYLOR GLADYS S	1WD	*	8500	63910	0
86	1	1993-02-05	KAYLOR GLADYS S	1SD	*	7500	67510	0

Year	Land	Bldg	Total	Net Tax
2021	9580	95540	105120	4730.06
2020	9580	95540	105120	4081.52

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



11750 CR 106 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	2030	138850
	Full Upper	FRAME	1190	63320
	Basement		1256	23250
	Subtotal			225420
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	D	Fireplaces	2000
Unfinished Wall	X		Air Conditioning	5710
Floor/Hardwood		X X	Plumbing	3500
Floor/Carpet		X X	Garages and Carports	11620
Floor/Concrete	X		Extra Features	12600
Floor/Tile-Lino		X	Total Value	260850
Number of Rooms	1	5 3		
Bedrooms		1 3	PUB ELECTRIC	
			PRIV WATER	
Fireplace			PRIV SEWER	
Openings	1		PUB PAVED ST/RD	
Stacks	1		Topo: ROLLING	
Central Heat		A		
FORCED AIR			Neighborhood:	
Heat Pump		A	Code:	700
Central A/C		A	Dwl/Gar/NC%	1.1900
Plumbing				
Standard	1			
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	2 B F		3220		B-	2000GD	313020	.19		301720	
2	Pole Build	M	36X50	1800		C	2005AV	26100	.50		13050	CONCRET FL
3	P	OFP	8X50	400		C	2005AV	12000	.50		6000	
4	POND	*1.17A		0			OLD/AV	0			0	

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				15000	15000	15000	15000
small acreage	8.7920				5000	2800	24620	24620

Call Back: Sign: PSN Date: 2015-07-17 Lister: