CESSNA TWP
KENTON SD 00070

Hardin County, Ohio
Michael T. Bacon, Auditor

07-250027.0000 RES
J71 2026

sale

2023 POINT DALE J & DONNA	2008-06-09	
2024 POINT DALE J & DONNA	2008-06-09	
2025 POINT DALE J & DONNA	2008-06-09	
2026 POINT DALE J & DONNA L	2008-06-09	PT SE1/4 S25 4.00A
11749 CR 106	1SH	
	$101,000	
KENTON OH 43326		

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

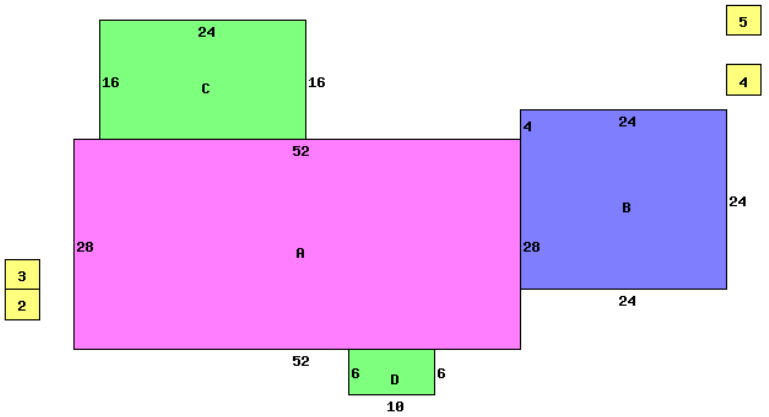
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	4.0000	4.0000	4.0000	4.0000	4.0000			
Land100%	30000	30000	30000	30000		30000	32260	32250
Bldg100%	151310	151310	151310	151310		151310	196430	196430
Totl100%	181310t	181310t	181310t	181310t		181310t	228690t	228680t
Cauv100%								
Tax Value:								
Land 35%	10500	10500	10500	10500		10500	11290	11290
Bldg 35%	52960	52960	52960	52960		52960	68750	68750
Totl 35%	63460t	63460t	63460t	63460t		63460t	80040t	80040t
Hmstd35%	57450	57450	57450	57450		57450	74030	
Owner Oc	50.02	49.98	49.84	49.84	49.84	hmstd 5250 l	52200 b	
Hmstd RB	358.32	406.32	417.90	417.90	417.90			
Net Tax	2126.58	2229.84	2200.14	2200.14	2200.14			
Sp-Asmnt	23.59	44.56	44.56	44.56				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1Q	F/C	M		1456		a	*MAIN
	F2	G		576	13820	b	GRAGE
	DK	P		384	5760	c	PORCH
	WDD	P		60	900	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
288	1	2008-06-09	POINT DALE J & DONNA L	1SH *	101000	18910	117600
286	1	1993-04-16	CLARK ROBERT A & WILMA J	1WD *	8500	3600	0

Year	Land	Bldg	Total	Net Tax
2022	7560	43450	51010	1894.52
2021	7560	43450	51010	2294.64

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



11749 CR 106 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1Q				
Floor Level	Main	FRAME	1456	114600
	Qtr Story	FRAME	1456	21210
	Subtotal			135810
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X		Air Conditioning	5120
Floor/Carpet	X		Plumbing	3500
Number of Rooms	5	2	Garages and Carports	13820
Bedrooms	1	2	Extra Features	6660
			Total Value	164910
Central Heat	A			
FORCED AIR			PUB ELECTRIC	
Central A/C	A		PRIV WATER	
Plumbing			PRIV SEWER	
Standard	1		Topo: ROLLING	
Extra 3 Fixture	1			
Extra 2 Fixture	1		Neighborhood:	
			Code:	700
			Dwl/Gar/NC%	1.5500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1Q F/C		1456		C	1993AV	164910	.24		194270
2	P	*PP DK	8X10	80			OLD/	0			0
3	POND	*1/4 ACR		0			OLD/AV	0			0
4	Shed		10X16	160		D	2013AV	1540	.30		1080
5	Shed		10X16	160		D	2013AV	1540	.30		1080

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	3.0000				5000	5000	15000	15000

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

07-250027.0000-v082020R