

CESSNA TWP
KENTON SD

00070

Hardin County, Ohio
Michael T. Bacon, Auditor

07-250032.0000
J75

RES
2025

sale

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

2022 PHEASANT RUN LLC	2015-12-29	
2023 PHEASANT RUN LLC	2015-12-29	
2024 PHEASANT RUN LLC	2015-12-29	
2025 PHEASANT RUN LLC	2015-12-29	PT NE4 SE4 S7 10.65A
10751 TR 135	LWD	
KENTON OH 43326	\$250,000	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	512	512	512	512	512
Acres	10.6500	10.6500	10.6500	10.6500	
Land100%	27570	40000	40000	40000	39990
Bldg100%	186600	223970	223970	223970	223980
Totl100%	214170t	263970t	263970t	263970t	263970t
Cauvl00%					

Orig Tax Year	1996	
Parent:	07-250005.0000	
2026 BEAMAN BRYLY L &	2025-04-02	
10751 TR 135	1SD	
KENTON OH 43326		

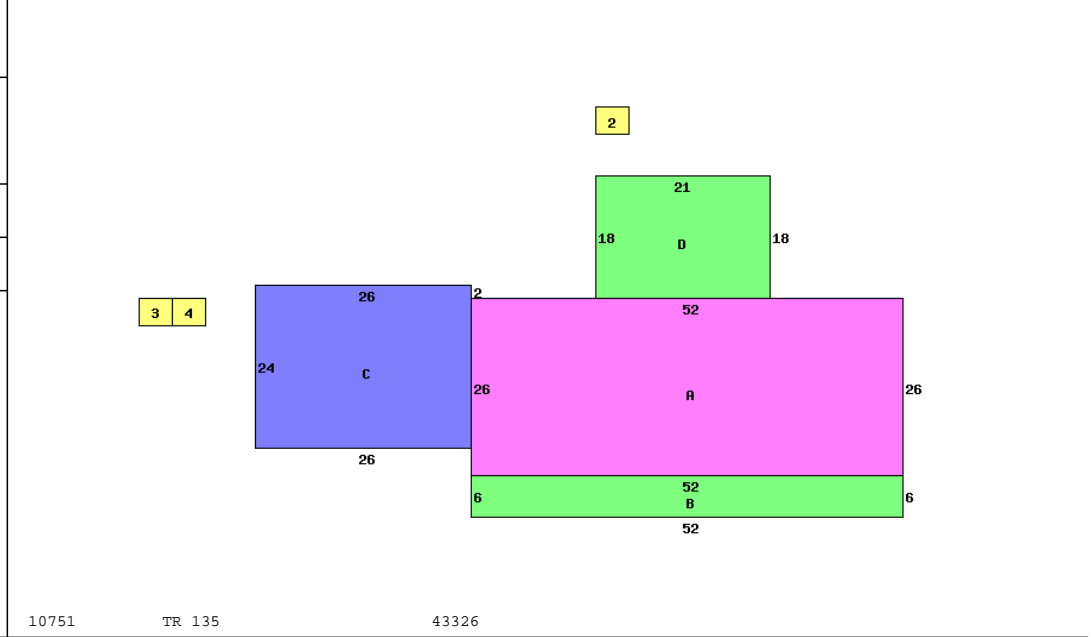
Tax Value:	9650	14000	14000	14000	14000
Land 35%	65310	78390	78390	78390	78390
Bldg 35%	74960t	92390t	92390t	92390t	92390t
Totl 35%	66840	80430	80430	79800	
Hmstd35%	64.48	70.04	69.96	69.22	hmstd 5250 l 74550 b
Owner Oc					
Hmstd RB	3361.68	3620.50	3840.74	3814.88	
Net Tax					
Sp-Asmnt	25.25	25.25	53.84	53.84	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
LHB	F	M		1352		b	PORCH
A	OPF	P		312	9360	c	GRAGE
	F2	G		624	14980	d	PORCH
	PAT	P		378	1130		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
128	1	2025-04-02	BEAMAN BRYLY L &	1SD	470000	40000	223970
666	1	2015-12-29	PHEASANT RUN LLC	LWD *	250000	25460	163140
509	1	2015-12-29	ROBERTS DEBORAH A	LOC *	0	25460	163140
508	1	2015-12-29	ROBERTS W DOUGLAS	LOC *	0	25460	163140
178	1	1995-03-10	ROBERTS W DOUGLAS & DEBO	1SD	15700	0	0
147	3	1995-02-25	MCKINLEY ANN & ELLEN L T	CT *	0	0	0

Year	Land	Bldg	Total	Net Tax
2021	9650	65310	74960	3374.28
2020	9650	65310	74960	2911.82

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



Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1H	Sq-Ft	Value
Floor Level	Main	FRAME	1352 107540
	Part Upper	FRAME	1352 39800
	Qtr Story	FRAME	624 2590
	Basement		1352 25030
	Subtotal		174960
Shingle	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	D D	Air Conditioning	4700
Unfinished Wall	X	Plumbing	3500
Floor/Carpet	X X	Garages and Carports	14980
Floor/Tile-Lino	X X	Extra Features	10490
Number of Rooms	1 5 2	Total Value	208630
Bedrooms	1 2		
Insulation	F	PUB ELECTRIC	
Central Heat	A	PUB GAS	
FORCED AIR		PRIV WATER	
Heat Pump	A	PRIV SEWER	
Central A/C	A	Neighborhood:	
Plumbing		Code:	700
Standard	1	Dwl/Gar/NC%	1.1900
Extra 3 Fixture	1		
Extra 2 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	LHB F		2704		C+	1995GD		229490	.22		213010
2 Shed		18X16	288		D	1996AV		3340	.60		1340 CONCRET FL
3 Pole Build	M		1080		C	2005AV		15660	.50		7830 CONCRET FL
4 P	OPF	6X20	120		C	2005AV		3600	.50		1800
homesite		acres/	effective	depth	actual	effective	extended	true			
small acreage		frontage	frontage	depth	rate	rate	value	value			
		1.0000			15000	15000	15000	15000			
		9.6500			5000	2590	24990	24990			