CESSNA TWP
KENTON SD 00070

Hardin County, Ohio
Michael T. Bacon, Auditor

07-250034.0000 RES
J04 2023

sale

2020	CARDER ROBERT D & KEL	2014-02-26
2021	CARDER ROBERT D & KEL	2014-02-26
2022	CARDER ROBERT D & KEL	2014-02-26
2023	CARDER ROBERT D & KELLY	2014-02-26 PT S2 SE4 S25 5.047A
	11942 CR 106	1WD
		$75,000
	KENTON OH 43326	06.0-05-25-034

Orig Tax Year 1997
Parent: 07-250005.0000

Eff Rate: – 43.60 — 49.73 — 49.57 — 43.43 — a/r

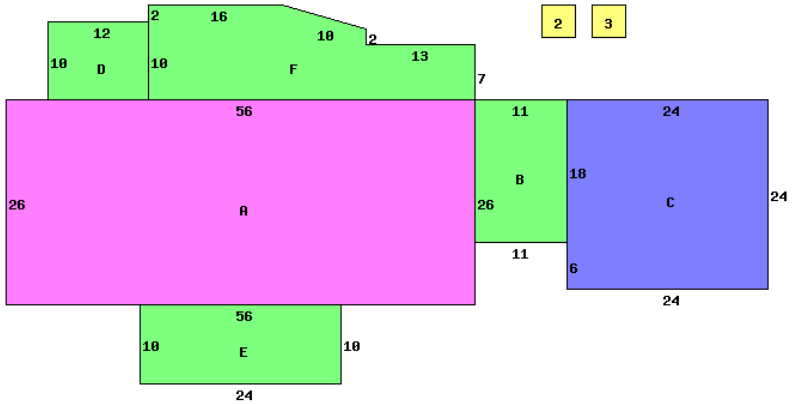
Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	561	561	561	561	561
Acres	5.0470	5.0470	5.0470	5.0470	
Land100%	22290	22290	22290	31140	31150
Bldg100%	82830	82830	82830	115540	115530
Totl100%	105110t	105110t	105110t	146690t	146680t
Cauv100%					
Tax Value:					
Land 35%	7800	7800	7800	10900	10900
Bldg 35%	28990	28990	28990	40440	40440
Totl 35%	36790t	36790t	36790t	51340t	51340t
Hmstd35%	28150	28150	28150	39200	
Owner Oc	27.36	27.14	27.16	34.14	hmstd 5250 l 33950 b
Hmstd RB	338.98	392.94	391.52	358.32	
Net Tax	1094.66	1267.64	1262.88	1658.34	
Sp-Asmnt	22.42	22.42	22.42	**22.42**	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1456		a	*MAIN
	EBW	P		198	7920	b	PORCH
	F	G		576	13820	c	GRAGE
	DK	P		120	1800	d	PORCH
	OFP	P		240	7200	e	PORCH
	DK	P		388	5820	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
59	1	2014-02-26	CARDER ROBERT D & KELLY	1WD *	75000	20170	84770
381	1	2013-08-01	US BANK NATIONAL ASSOC	1SH	95000	20170	84770
394	1	2005-06-21	BIEDERMAN JAMES E & JEAN	1SD	129900	18170	79340
91	1	1997-02-24	EVANS MARK D & MICHELLE	1WD	13000	0	0
114	1	1996-03-01	THORNTON LARRY G & JANET	1WD	13000	0	0

Year	Land	Bldg	Total	Net Tax
2019	7590	26430	34020	944.72
2018	7590	26430	34020	945.74

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2023			
500 HARDIN COUNTY LANDFILL	XA/2023			



11942 CR 106 43326

Occupancy 4 M/H on Real Estate

Story Height 1
Floor Level Main FRAME
Subtotal
Metal Roof GABLE

*DWELLING COMPUTATIONS

	Sq-Ft	Value
	1456	114600
		114600

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	2560
Floor/Carpet	X	Plumbing	3500
Floor/Tile-Lino	X	Garages and Carports	13820
Number of Rooms	7	Extra Features	22740
Bedrooms	3	Total Value	157220
Central Heat	A	PUB ELECTRIC	
		PRIV WATER	
Heat Pump	A	PRIV SEWER	
Central A/C	A	PUB PAVED ST/RD	
Plumbing			
Standard	1	Neighborhood:	
Extra 3 Fixture	1	Code:	700
Extra 2 Fixture	1	Dwl/Gar/NC%	1.1900

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	MH/REAL	1 F/C	26X56	1456		MHD	1998GD	125780	.19	.20	96990
2	Shed	F	21X25	525		D+	1998AV	5360	.55		2410
3	Pole Build		30X56	1680		C	2017AV	20160	.20		16130

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				15000	15000	15000	15000
small acreage	4.0470				5000	3990	16150	16150

Call Back: Sign: PSN Date: 2018-05-25 Lister: 07-250034.0000-v082020R