CESSNA TWP
KENTON SD 00070

Hardin County, Ohio
Michael T. Bacon, Auditor

07-250034.0000 RES
J04 2026

sale

2023	CARDER ROBERT D & KEL	2014-02-26
2024	CARDER ROBERT D & KEL	2014-02-26
2025	CARDER ROBERT D & KEL	2014-02-26
2026	CARDER ROBERT D & KELLY	2014-02-26 PT S2 SE4 S25 5.047A
	11942 CR 106	1WD
		$75,000
	KENTON OH 43326	

Orig Tax Year 1997
Parent: 07-250005.0000

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

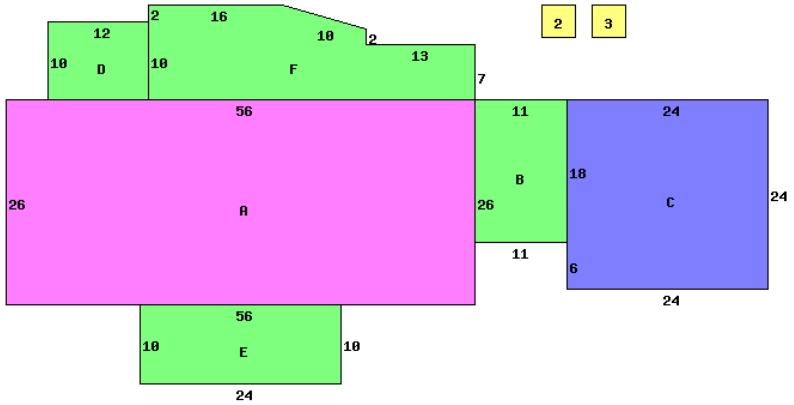
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	561	561	561	561	0	561	561	561
Acres	5.0470	5.0470	5.0470	5.0470	5.0470			
Land100%	31140	31140	31140	31140		31140	33400	33400
Bldg100%	115540	115540	115540	115540		115540	144860	144870
Totl100%	146690t	146690t	146690t	146690t		146690t	178260t	178270t
Cauv100%								
Tax Value:								
Land 35%	10900	10900	10900	10900		10900	11690	11690
Bldg 35%	40440	40440	40440	40440		40440	50700	50700
Totl 35%	51340t	51340t	51340t	51340t		51340t	62390t	62390t
Hmstd35%	39200	39200	39200	39200		39200	50260	
Owner Oc	34.14	34.10	34.00	34.00	34.00	hmstd 5250 l	33950 b	
Hmstd RB	358.32	406.32	417.90	417.90	417.90			
Net Tax	1658.34	1732.70	1706.46	1706.46	1706.46			
Sp-Asmnt	22.42	41.46	41.46	41.46				

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
2022	7800	28990	36790	1262.88
2021	7800	28990	36790	1267.64

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



11942 CR 106 43326

Occupancy 4 M/H on Real Estate *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1456	114600
	Subtotal			114600
Metal	Roof	GABLE		

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%	1.5500

	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	126330
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				17250	17250	17250	17250
small acreage	4.0470				5000	3990	16150	16150

Call Back: Sign: PSN Date: 2018-05-25 Lister: