CESSNA TWP
KENTON SD 00070

Hardin County, Ohio
Michael T. Bacon, Auditor

07-250036.0000 RES
J06 2025

sale

2022 HITES SCOTT & REBECCA	2021-09-24	
2023 HITES SCOTT & REBECCA	2021-09-24	
2024 HITES SCOTT & REBECCA	2021-09-24	
2025 HITES SCOTT & REBECCA R	2021-09-24 PT S2 SE4 S25 7.067A	
11804 CR 106	1SD	
	$0	
KENTON OH 43326		

Orig Tax Year 1997
Parent: 07-250005.0000

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

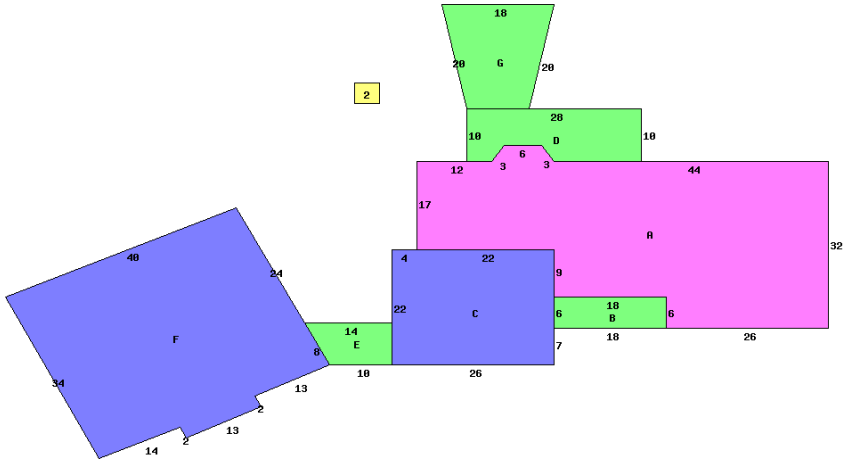
	2022	2023	2024	2025	
Tax Year					CAMA
Prop Cls	511	511	511	511	511
Acres	7.0670	7.0670	7.0670	7.0670	
Land100%	25290	36170	36170	36170	36170
Bldg100%	221740	248060	248060	248060	248070
Totl100%	247030t	284230t	284230t	284230t	284240t
Cauv100%					
Tax Value:					
Land 35%	8850	12660	12660	12660	12660
Bldg 35%	77610	86820	86820	86820	86820
Totl 35%	86460t	99480t	99480t	99480t	99480t
Hmstd35%	82020	92070	92070	92070	
Owner Oc	79.12	80.16	80.10	79.86	hmstd 5250 l 86820 b
Hmstd RB					
Net Tax	3872.66	3893.58	4130.70	4102.32	
Sp-Asmnt	26.56	26.56	59.12	59.12	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1698		a	*MAIN
	OFP	P		108	3240	b	PORCH
	F	G		572	13730	c	GRAGE
	DK	P		256	3840	d	PORCH
	CAN	P		96	770	e	PORCH
	F	G		1427	34250	f	GRAGE
	PAT	P		280	840	g	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
419	1	2021-09-24	HITES SCOTT & REBECCA	REI	1SD *	0	25290	221740
238	1	1996-04-29	HITES SCOTT E		1FD	15000	0	0

Year	Land	Bldg	Total	Net Tax
2021	8850	77610	86460	3887.20
2020	8850	77610	86460	3353.74

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



11804 CR 106 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1698	127200
	Basement		1698	31410
	Subtotal			158610
Shingle	Roof	GABLE		

	B 1 2 U A			
Plaster/Drywall	D D	1200 sq ft	Basement Finish	12760
Unfinished Wall	X		Air Conditioning	3040
Floor/Hardwood	X		Plumbing	2100
Floor/Carpet	X X		Garages and Carports	47980
Floor/Concrete	X		Extra Features	9470
Floor/Tile-Lino	L		Total Value	233960
Number of Rooms	3 8			
Bedrooms	3		PUB ELECTRIC	
			PRIV WATER	
Central Heat	A		PRIV SEWER	
FORCED AIR			PUB PAVED ST/RD	
Central A/C	A		Topo: ROLLING	
Plumbing				
Standard	1		Neighborhood:	I
Extra 3 Fixture	1			
			Code:	700
			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	DWELLING	1 B F		2898		C+	1998GD	257360	.19		248070
2	Shed	*PP	6X6	0			OLD/	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	6.0670				5000	3490	21170	21170

Call Back: Sign: PSN Date: 2016-02-19 Lister: