CESSNA TWP
KENTON SD 00070

Hardin County, Ohio
Michael T. Bacon, Auditor

07-250043.0000 RES
J10.01 2025

sale

2022 WELLS RAYMOND E & REB	2012-08-30	
2023 WELLS RAYMOND E & REB	2012-08-30	
2024 WELLS RAYMOND E & REB	2012-08-30	
2025 WELLS RAYMOND E & REBEC	2012-08-30 PT W2 SW4 S25	5.458A
11188 CR 106	1SD	
	$0	
KENTON OH 43326		

Orig Tax Year 2013
Parent: 07-250009.0000

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

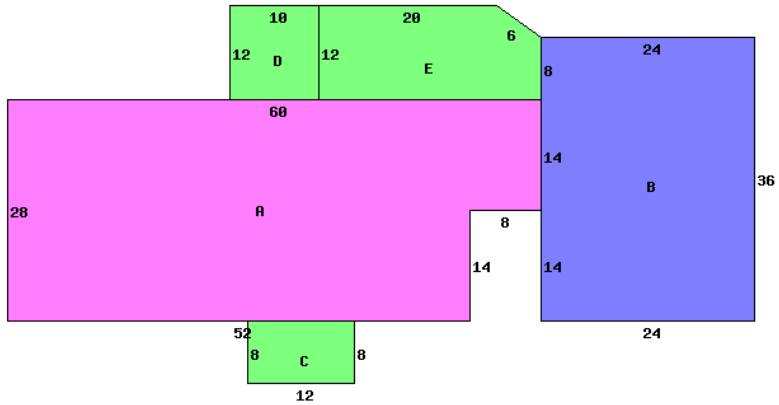
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	5.4580	5.4580	5.4580	5.4580	
Land100%	23000	32340	32340	32340	32340
Bldg100%	182510	198570	198570	198570	198580
Totl100%	205510t	230910t	230910t	230910t	230920t
Cauv100%					
Tax Value:					
Land 35%	8050	11320	11320	11320	11320
Bldg 35%	63880	69500	69500	69500	69500
Totl 35%	71930t	80820t	80820t	80820t	80820t
Hmstd35%	68290	74750	74750	74750	
Owner Oc	65.88	65.08	65.02	64.84	hmstd 5250 l 69500 b
Hmstd RB					
Net Tax	3221.80	3163.30	3355.94	3332.86	
Sp-Asmnt	25.70	25.70	54.00	54.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1568		a	*MAIN
	F	G		864	20740	b	GRAGE
	OFP	P		96	2880	c	PORCH
	DK	P		120	1800	d	PORCH
	PAT	P		290	870	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
366	1	2012-08-30	WELLS RAYMOND E & REBECCA	1SD *	0	0	0

Year	Land	Bldg	Total	Net Tax
2021	8050	63880	71930	3233.88
2020	8050	63880	71930	2790.08

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



11188 CR 106 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1568	123200
	Basement		1568	29010
	Subtotal			152210
Metal	Roof	GABLE		

B 1 2 U A			
Plaster/Drywall	D	Air Conditioning	2780
Unfinished Wall	X	Plumbing	2100
Floor/Hardwood	X	Garages and Carports	20740
Floor/Carpet	X	Extra Features	5550
Floor/Concrete	X	Total Value	183380
Number of Rooms	1 6		
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:	
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		1568		C	2012GD	183380	.09		198580

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				15000	15000	15000	15000
small acreage	4.4580				5000	3890	17340	17340

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

07-250043.0000-v082020R