CESSNA TWP
KENTON SD 00070

Hardin County, Ohio
Michael T. Bacon, Auditor

07-250046.0000 RES
J64.01 2025

sale

2022 SNIDER DEMI	2021-04-08
2023 SNIDER DEMI	2021-04-08
2024 SNIDER DEMI	2021-04-08
2025 SNIDER DEMI	2021-04-08 S2 SW4 NW4 SF25 5.60A
10452 TR 125	1WD
	$160,000
KENTON OH 43326	

Orig Tax Year 2022
Parent: 07-250010.0000

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

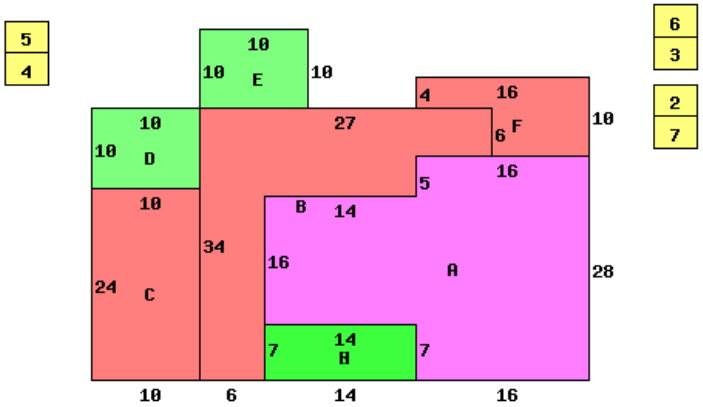
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	5.6000	5.6000	5.6000	5.6000	
Land100%	22830	32110	32110	32110	32100
Bldg100%	129110	145200	145200	145200	145210
Totl100%	151940t	177310t	177310t	177310t	177310t
Cauv100%	34600	34600	34600	34600	
Tax Value:					
Land 35%	7990	11240	11240	11240	11240
Bldg 35%	45190	50820	50820	50820	50820
Totl 35%	53180t	62060t	62060t	62060t	62060t
Hmstd35%	47460	53120	53120	53120	
Owner Oc	45.78	46.26	46.20	46.08	hmstd 5250 l 47870 b
Hmstd RB					
Net Tax	3137.14	2432.74	2580.68	2562.94	
Sp-Asmnt	18.00	18.00	47.50	47.50	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		672		a	*MAIN
1	F/C	A		400		b	ADDTN
1	F/C	A		240		c	ADDTN
	PAT	P		100	300	d	PORCH
	EFP	P		100	4000	e	PORCH
1	F/C	A		118		f	ADDTN
	RFX	P		98	980	g	PORCH
	STP	P		98	390	h	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
126	1	2021-04-08	SNIDER DEMI	1WD	160000	0	0

Year	Land	Bldg	Total	Net Tax
2021	5650	45190	50840	2286.48

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



10452 TR 125 43326

Occupancy 1 Single Family

Story Height 2

Floor Level			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	1430	113060
	Full Upper	FRAME	672	52250
	Basement		224	4590
	Subtotal			169900
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X	Air Conditioning	3790
Unfinished Wall	X	Plumbing	2100
Floor/Pine	X X	Extra Features	5670
Number of Rooms	1 4 3	Total Value	181460
Bedrooms	1 3		
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	700
Central A/C	A	Dwl/Gar/NC%	1.1900
Plumbing			
Standard	1		
Extra 3 Fixture	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B F		2102		C	1900GD	181460	.40		129560
2	Flat Barn		32X58	1856		D	1951AV	17820	.80	.50	1780
3	Flat Barn		24X30	720		D	OLD/AV	6910	.80	.50	690
4	Garage		24X30	720		C	1950AV	17280	.65		7200
5	Lean-To		14X30	420		C	1950AV	3360	.65		1180
6	Lean-To		30X30	900		C	OLD/AV	7200	.65		2520
7	Lean-To		14X58	812		C	1950AV	6500	.65		2280

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				15000	15000	15000	15000
small acreage	4.3742				5000	3910	17100	17100
road	.2258							