CESSNA TWP
KENTON SD 00070

Hardin County, Ohio
Michael T. Bacon, Auditor

07-260004.0000 RES
J18 2026

sale

2023 STEPHENS MICHAEL K &	1998-01-08	
2024 STEPHENS MICHAEL K &	1998-01-08	
2025 STEPHENS MICHAEL K &	1998-01-08	
2026 STEPHENS MICHAEL K & JA	1998-01-08 PT NE 1/4 FRAC S26 9.522A	
10553 TR 115	1FD	
	$82,000	
KENTON OH 43326		

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	9.5200	9.5200	9.5200	9.5200	9.5200			
Land100%	39460	39460	39460	39460		39460	41710	41700
Bldg100%	136710	136710	136710	136710		136710	170510	170510
Totl100%	176170t	176170t	176170t	176170t		176170t	212230t	212210t
Cauv100%								
Tax Value:								
Land 35%	13810	13810	13810	13810		13810	14600	14590
Bldg 35%	47850	47850	47850	47850		47850	59680	59680
Totl 35%	61660t	61660t	61660t	61660t		61660t	74280t	74270t
Hmstd35%	47670	47670	44370	44370		44370	57000	
Owner Oc	41.50	41.46	38.48	38.48	38.48	hmstd 5250 l	39120 b	
Hmstd RB								
Net Tax	2421.52	2568.48	2553.74	2553.74	2553.74			
Sp-Asmnt	23.89	47.60	47.60	47.60				

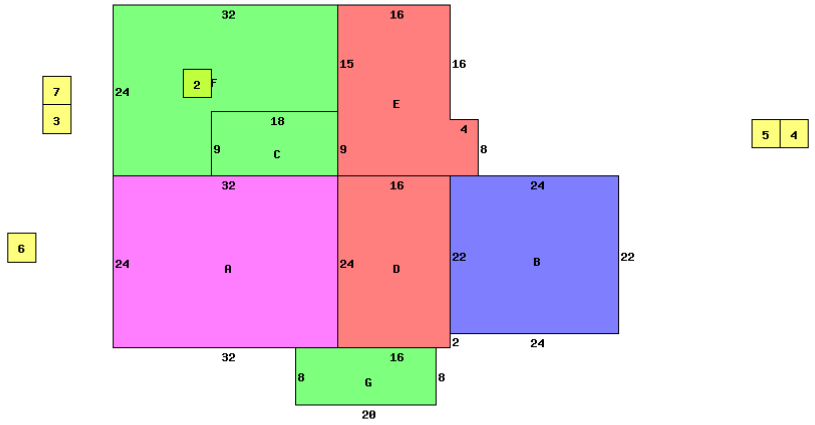
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		768		a	*MAIN
	F2	G		528	12670	b	GRAGE
	EFP	P		162	6480	c	PORCH
1 B	F	A		384		d	ADDTN
1	F	A		416		e	ADDTN
	PAT	P		606	1820	f	PORCH
	OFP	P		160	4800	g	PORCH

gas fireplace

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
10	1	1998-01-08	STEPHENS MICHAEL K & JAC	1FD	82000	10710	0

Year	Land	Bldg	Total	Net Tax
2022	9540	41320	50860	2284.34
2021	9540	41320	50860	2292.90

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



10553 TR 115 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1568	123200
	Basement		384	7420
	Subtotal			130620
Shingle	Roof	GABLE		

B 1 2 U A

Panelled Wall	X	Air Conditioning	2780
Floor/Pine	X	Plumbing	1400
Number of Rooms	6	Garages and Carports	12670
Bedrooms	3	Extra Features	13100
		Total Value	160570
Central Heat	A		
FORCED AIR			
Central A/C	A	PUB ELECTRIC	
Plumbing		PUB GAS	
Standard	1	PRIV WATER	
Extra 2 Fixture	1	PRIV SEWER	
		PUB PAVED ST/RD	
		Topo: ROLLING	
		Neighborhood:	
		Code:	700
		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	DWELLING	1 F/C		1568		C-	1977AV	144510	.35		145590
2	HOTTUB	*PP		0			OLD/	0			0
3	Pool	*PP NO V		0			OLD/	0			0
4	Pole Build		36X40	1440		C	2020AV	17280	.15		14690
5	P	OFP	4X8	32		C	2020AV	960	.15		820
6	Shed	*PP	8X16	128			2019AV	0			0
7	P	DK		784		C	2017AV	11760	.20		9410

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	8.5200				5000	2870	24450	24450

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