

DUDLEY TWP
KENTON SD

00100

Hardin County, Ohio
Michael T. Bacon, Auditor

10-250024.0000
I30

RES
2024

sale

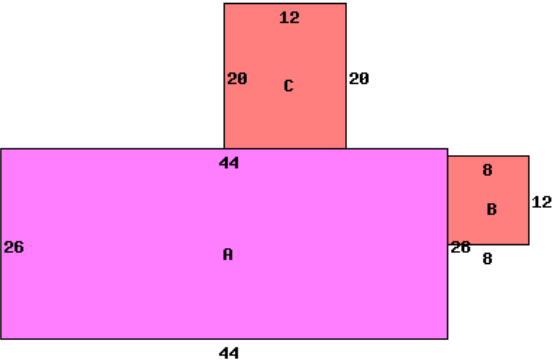
2021 MUSTAIN JOHN D & JANI	1997-07-22
2022 MUSTAIN JOHN D & JANI	2021-04-08
2023 HUGHES PAMELA S & DAM	2022-05-24
2024 HUGHES PAMELA S & DAMON	2022-05-24 PT SE4 SW4 S5 5.00A
12787 TR 209	1SD
KENTON OH 43326	\$299,900

Orig Tax Year 1998
Parent: 10-250023.0000

Eff Rate:-	51.15	50.85	45.71	48.08	a/r
Tax Year	2021	2022	2023	2024	CAMA
Prop Cls	511	511	511	511	511
Acres	5.0000	5.0000	5.0000	5.0000	
Land100%	22200	22200	31000	31000	31000
Bldg100%	155660	155660	246260	246260	246270
Totl100%	177860t	177860t	277260t	277260t	277270t
Cauv100%					
Tax Value:					
Land 35%	7770	7770	10850	10850	10850
Bldg 35%	54480	54480	86190	86190	86190
Totl 35%	62250t	62250t	97040t	97040t	97040t
Hmstd35%	58890	58890			
Owner 0c	56.18	56.16			
Hmstd RB					
Net Tax	2890.28	2871.78	4099.92	4330.00	
Sp-Asmnt	27.12	27.11	32.84	46.35	

SHB+ 1HB 1	CONS F F/C	TYPE M A	FACT A	SQ-FT 1144 96 240	VALUE	a b c	*MAIN ADDTN ADDTN
Sale# 249 143 411	#p 1 1 1	sale date 2022-05-24 2021-04-08 1997-07-22	To HUGHES PAMELA S & DAMON L MUSTAIN JOHN D & JANICE MUSTAIN JOHN D & JANICE	Type/Invalid? 1SD 1SD * 1WD	Sale\$ 299900 0 15000	co:land 22200 22200 0	co:bldg 155660 155660 0
Year 2020 2019	Land 7770 7560	Bldg 54480 43540	Total 62250 51100	Net Tax 2505.80 1969.16			
p r o j e c t				ben acres	/	%	factor
158	LAUBIS	-	SCIOTO RIVER	XA/2024			
902	MAIN DISTRICT CONSERVANCY			XA/2024			
500	HARDIN COUNTY LANDFILL			XA/2024			

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12787 TR 209 43326

Occupancy 1 Single Family				*DWELLING COMPUTATIONS	
Story Height	1H			Sq-Ft	Value
Floor Level		Main	FRAME	1480	116490
		Part Upper	FRAME	1144	39030
		Basement		1144	21310
		Subtotal			176830
Shingle		Roof	GABLE		
Plaster/Drywall	B 1 2 U A	D D		Air Conditioning	4640
Unfinished Wall	X			Plumbing	2100
Floor/Carpet	X X			Total Value	183570
Floor/Concrete	X				
Floor/Tile-Lino	L L			PUB ELECTRIC	
Number of Rooms	1 5 2			PRIV WATER	
Bedrooms	2 2			PRIV SEWER	
				PUB PAVED ST/RD	
Central Heat	A				
FORCED AIR				Neighborhood:	
Central A/C	A			Code:	1000
Plumbing				Dwl/Gar/NC%	1.1900
Standard	1				
Extra 3 Fixture	1				

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1HB F	2624	2624		C	1998GD		183570	.19	-.35	238870
2 Garage	F	24X24	576		C	1998AV		13820	.55		7400
3 Shed	*NV	10X10	100			OLD/		0			0
4 POND	*.25A		0			2022AV		0			0
homesite	acres/	effective	depth	actual	effective	extended	true				
small acreage	frontage	frontage	depth	rate	rate	value	value				
	4.0000			15000	15000	15000	15000				
				5000	4000	16000	16000				

Call Back:

Sign: PSN Date: 2015-03-27 Lister:

10-250024.0000-v082020R