

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 Oc	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	

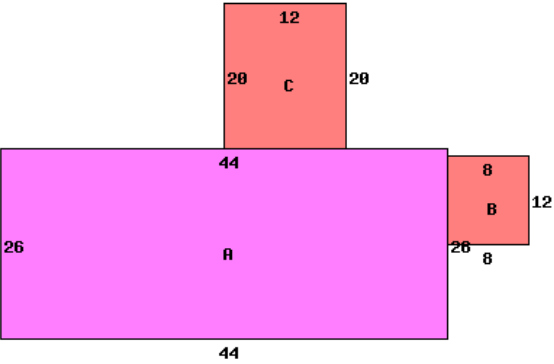
SHB+ 1HB 1 1	CONS F F/C F	TYPE M A A	FACT	SQ-FT 1144 96 240	VALUE	a b c	*MAIN ADDTN ADDTN
-----------------------	-----------------------	---------------------	------	----------------------------	-------	-------------	-------------------------

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
249	1	2022-05-24	HUGHES PAMELA S & DAMON L	1SD	299900	22200	155660
143	1	2021-04-08	MUSTAIN JOHN D & JANICE M	1SD *	0	22200	155660
411	1	1997-07-22	MUSTAIN JOHN D & JANICE	1WD	15000	0	0

Year	Land	Bldg	Total	Net Tax
2020	7770	54480	62250	2505.80
2019	7560	43540	51100	1969.16

Project	ben acres	/ %	factor
158 LAUBIS - SCIOTO RIVER			XA/2024
902 MAIN DISTRICT CONSERVANCY			XA/2024
500 HARDIN COUNTY LANDFILL			XA/2024

4



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	factor	rate	rate	value	value				
	1.0000			15000	15000	15000	15000				
	4.0000			5000	4000	16000	16000				