DUDLEY TWP
KENTON SD 00100

Hardin County, Ohio
Michael T. Bacon, Auditor

10-260018.0000 RES
I69 2026

sale

2023 ZOELLER DAVID B & ELI	1988-08-19	
2024 ZOELLER DAVID B & ELI	1988-08-19	
2025 ZOELLER DAVID B & ELI	1988-08-19	
2026 ZOELLER DAVID B & ELIZA	1988-08-19 PT N 1/2 NE 1/4 S6	3.00A
18948 SR 309	1WD	
	$50,000	
KENTON OH 43326		

Eff Rate:- 45.71 — 48.08 — 47.49 — 47.49 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.0000	3.0000	3.0000	3.0000	3.0000			
Land100%	25000	25000	25000	25000		25000	27260	27250
Bldg100%	165710	165710	165710	165710		165710	211740	211740
Totl100%	190710t	190710t	190710t	190710t		190710t	239000t	238990t
Cauv100%								
Tax Value:								
Land 35%	8750	8750	8750	8750		8750	9540	9540
Bldg 35%	58000	58000	58000	58000		58000	74110	74110
Totl 35%	66750t	66750t	66750t	66750t		66750t	83650t	83650t
Hmstd35%	51650	51650	48820	48820		48820	65720	
Owner Oc	44.72	44.68	42.06	42.06	42.06	hmstd 5250 l	43570 b	
Hmstd RB								
Net Tax	2775.46	2933.78	2897.94	2897.94	2897.94			
Sp-Asmnt	26.05	29.05	29.05	29.05				

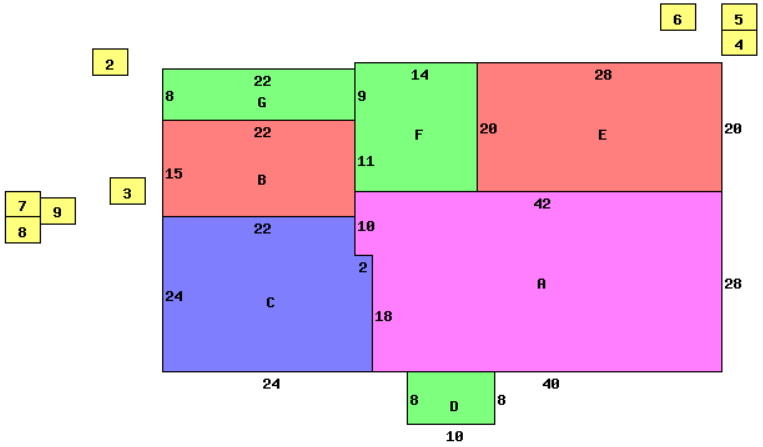
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1140		a	*MAIN
1	F	A		330		b	ADDTN
	F2	G		564	13540	c	GRAGE
	STP	P		80	320	d	PORCH
1	F	A		560		e	ADDTN
	PAT	P		280	840	f	PORCH
	OFP	P		176	5280	g	PORCH

POOL SITS ON PARCEL 10-260023

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
672	1	1988-08-19		1WD	50000	0	49710

Year	Land	Bldg	Total	Net Tax
2022	6510	42410	48920	2264.02
2021	6510	42410	48920	2278.54

project		ben acres	/ %	factor
105	RANGE - TYMOCHTEE	XA/2025		
500	HARDIN COUNTY LANDFILL	XA/2025		
362	SANDERS DITCH-TYMOCHTEE	XA/2025		
387	SANDERS DITCH	XA/2024		



18948 SR 309 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	2030	138850
	Subtotal			138850
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	X	Plumbing	2100
Floor/Hardwood	X	Garages and Carports	13540
Floor/Tile-Lino	T	Extra Features	6440
Number of Rooms	8	Total Value	160930
Bedrooms	3		
		PUB ELECTRIC	
Central Heat	A	PRIV WATER	
FORCED AIR		PRIV SEWER	
Plumbing		PUB PAVED ST/RD	
Standard	1		
Extra 3 Fixture	1	Neighborhood:	
		Code:	1000
		Dwl/Gar/NC%	1.6300

	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		2030		C	1963GD	160930	.35		170510
2	WOOD SHED	*PP	0	8X10	80			OLD/FR	0			0
3	Shed	*PP		10X10	100			OLD/FR	0			0
4	Shed			12X18	216		C	2005AV	2590	.50		1300
5	P		OFP	18X30	540		C	2005AV	16200	.50		8100
6	Pool				860		C	2005AV	43000	.50	.30	15050
7	Pole Build			40X64	2560		C	1990AV	30720	.65		10750
8	Lean-To			20X30	600		C	1990AV	4800	.65		1680
9	Lean-To			20X34	680		C	2017AV	5440	.20		4350

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	2.0000				5000	5000	10000	10000

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

10-260018.0000-v082020R