DUDLEY TWP
KENTON SD 00100

Hardin County, Ohio
Michael T. Bacon, Auditor

10-360040.0000 RES
N22 2026

sale

2023	GRUBB TIMOTHY J & ROI	2016-01-25
2024	GRUBB TIMOTHY J & ROI	2016-01-25
2025	GRUBB TIMOTHY J & ROI	2016-01-25
2026	GRUBB TIMOTHY J & ROISA	2016-01-25 ORIGINAL 41-42
	13542 WEST ST	1SD
		$57,000
	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	510	510	510	510	0	510	510	510
Acres								
Land100%	5000	5000	5000	5000		5000	5800	5800
Bldg100%	53940	53940	53940	53940		53940	65370	65370
Totl100%	58940t	58940t	58940t	58940t		58940t	71170t	71170t
Cauv100%								
Tax Value:								
Land 35%	1750	1750	1750	1750		1750	2030	2030
Bldg 35%	18880	18880	18880	18880		18880	22880	22880
Totl 35%	20630t	20630t	20630t	20630t		20630t	24910t	24910t
Hmstd35%	20480	20480	20480	20480		20480	24270	
Owner Oc	17.74	17.72	17.64	17.64	17.64	hmstd 1750 l 18730 b		
Hmstd RB	379.46	428.80	438.30	438.30	438.30			
Net Tax	474.42	474.00	452.70	452.70	452.70			
Sp-Asmnt	20.70	25.63	94.73	94.73				

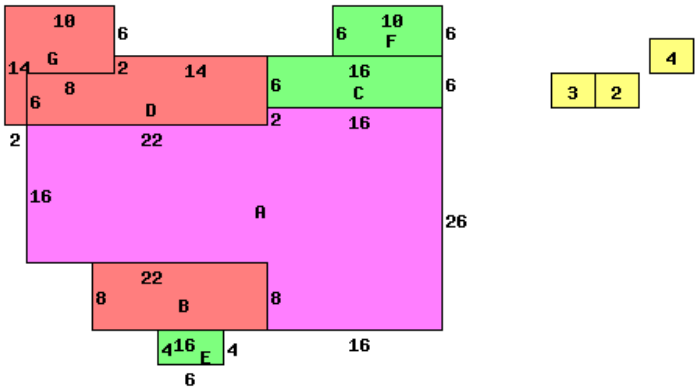
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		768		a	*MAIN
1	F/C	A		128		b	ADDTN
	OFP	P		96	2880	c	PORCH
1	F/C	A		160		d	ADDTN
	STP	P		24	100	e	PORCH
	PAT	P		60	180	f	PORCH
1	F	A		92		g	ADDTN

#: 41 L/W
103600410000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
19	1	2016-01-25	GRUBB TIMOTHY J & ROISA M	1SD	57000	3200	40940
315	1	2013-07-11	KINDELL MELANIE J	1CT *	0	3200	41690

Year	Land	Bldg	Total	Net Tax
2022	1100	18460	19560	498.32
2021	1100	18460	19560	501.52

project		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025		
500	HARDIN COUNTY LANDFILL	XA/2025		
145	HEPBURN - SCIOTO RIVER	XA/2025		



13542 WEST ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1148	105950
	Part Upper	FRAME	768	34770
	Subtotal			140720
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	P P	Extra Features	3160
Panelled Wall	X X	Total Value	143880
Floor/Pine	X X		
Floor/Carpet	X	PUB ELECTRIC	
Number of Rooms	5 3	PRIV WATER	
Bedrooms	1 2	PRIV SEWER	
		PUB ALLEY	
Central Heat	A		
ELECTRIC		Neighborhood:	
Plumbing		Code:	1010
Standard	1	Dwl/Gar/NC%	.9500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1H F/C		1916		C	1920AV	143880	.55		61510
2	Garage		16X20	320		D	1955AV	6140	.65		2040
3	CARPORT		12X20	240		D	OLD/AV	1530	.65		510
4	Shed		10X16	160		D	2020AV	1540	.15		1310

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		100.00	150	100	58	58	5800	5800

Call Back: Sign: PSN Date: 2015-01-22 Lister:

10-360040.0000-v082020R