DUDLEY TWP
KENTON SD 00100

Hardin County, Ohio
Michael T. Bacon, Auditor

10-360046.0000 RES
N13 2026

## sale

| | | |
|---|---|---|
| 2023 SHINN RALPH | 2022-09-30 | |
| 2024 SHINN RALPH | 2022-09-30 | |
| 2025 SHINN RALPH | 2022-09-30 | |
| 2026 SHINN RALPH | 2022-09-30 | ORIGINAL 87 |
| 13552 STATION ST | 2WD | 7.5' OF VAC ALLEY |
| | $10,000 | |
| KENTON OH 43326 | | |

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

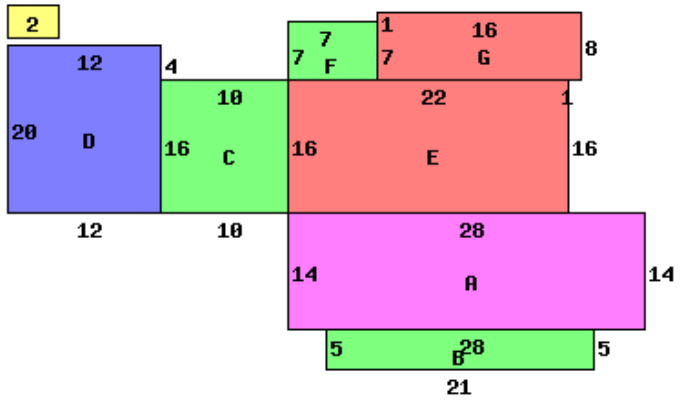
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 0 | 510 | 510 | 510 |
| Acres | | | | | | | | |
| Land100% | 2510 | 2510 | 2510 | 2510 | | 2510 | 2510 | 2500 |
| Bldg100% | 15770 | 15770 | 15770 | 15770 | | 15770 | 18740 | 18730 |
| Totl100% | 18290t | 18290t | 18290t | 18290t | | 18290t | 21260t | 21230t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 880 | 880 | 880 | 880 | | 880 | 880 | 880 |
| Bldg 35% | 5520 | 5520 | 5520 | 5520 | | 5520 | 6560 | 6560 |
| Totl 35% | 6400t | 6400t | 6400t | 6400t | | 6400t | 7440t | 7430t |
| Hmstd35% | | | | | | | | |
| Owner Oc | | | | | | | | |
| Hmstd RB | | | | | | | | |
| Net Tax | 270.40 | 285.58 | 281.88 | 281.88 | 281.88 | | | |
| Sp-Asmnt | 20.10 | 24.51 | 24.51 | 24.51 | | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1H | F/C | M | | 392 | | a | *MAIN |
| | OFP | P | | 105 | 3150 | b | PORCH |
| | OFP | P | | 160 | 4800 | c | PORCH |
| | CAR | G | | 240 | 1920 | d | GRAGE |
| 1 | F/C | A | | 352 | | e | ADDTN |
| | DK | P | | 49 | 740 | f | PORCH |
| 1 | F/C | A | | 128 | | g | ADDTN |

| Sale# | #p | sale date | To | Type/Invalid? | | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|---|
| 512 | 2 | 2022-09-30 | SHINN RALPH | 2WD | | 10000 | 1570 | 14260 |
| 333 | 2 | 2016-08-11 | LEGGE WILLIAM L II | 2WD | | 5000 | 1600 | 30110 |
| 203 | 2 | 2013-04-29 | ARNETT JENNIFER | 2QC | * | 0 | 1600 | 30660 |
| 615 | 0 | 1986-08-05 | | | * | 0 | 0 | 15400 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 550 | 4990 | 5540 | 260.58 |
| 2021 | 550 | 4990 | 5540 | 262.22 |

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




13552 STATION ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1H | | | | |
| Floor Level | Main | FRAME | 872 | 99390 |
| | Part Upper | FRAME | 392 | 22180 |
| | Subtotal | | | 121570 |
| Shingle | Roof | GABLE | | |

| B 1 2 U A | | | |
|---|---|---|---|
| Plaster/Drywall | P P | Garages and Carports | 1920 |
| Panelled Wall | X | Extra Features | 8690 |
| Floor/Pine | X X | Total Value | 132180 |
| Floor/Carpet | X | | |
| Number of Rooms | 4 2 | PUB ELECTRIC | |
| Bedrooms | 1 2 | PRIV WATER | |
| | | PUB SIDEWALK | |
| Central Heat | A | | |
| VENTLESS | | 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 | | 1264 | | C- | OLD/PR | 118960 | .75 | .50 | 14130 |
| 2 | Garage | | 18X32 | 576 | | C | 1950AV | 13820 | .65 | | 4600 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | | 50.00 | 15750 | 100 | 58 | 50 | 2500 | 2500 |

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

10-360046.0000-v082020R