DUDLEY TWP
KENTON SD 00100

Hardin County, Ohio
Michael T. Bacon, Auditor

10-380010.0000 RES
N05 2026

sale

2023 MCCLAREN THOMAS D & N		2010-12-27
2024 MANNS TAMMY D		2023-11-21
2025 MANNS TAMMY D		2023-11-21
2026 MANNS TAMMY D		2023-11-21 SMITHS 10-12
21419 CR 144		3CT
		$0
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%	9490	9490	9490	9490		9490	10970	10970
Bldg100%	89710	89710	89710	89710		89710	106510	106520
Totl100%	99200t	99200t	99200t	99200t		99200t	117490t	117490t
Cauv100%								
Tax Value:								
Land 35%	3320	3320	3320	3320		3320	3840	3840
Bldg 35%	31400	31400	31400	31400		31400	37280	37280
Totl 35%	34720t	34720t	34720t	34720t		34720t	41120t	41120t
Hmstd35%								
Owner Oc	30.06							
Hmstd RB	379.46							
Net Tax	1057.38	1549.24	1529.24	1529.24	1529.24			
Sp-Asmnt	21.55	26.75	89.99	89.99				

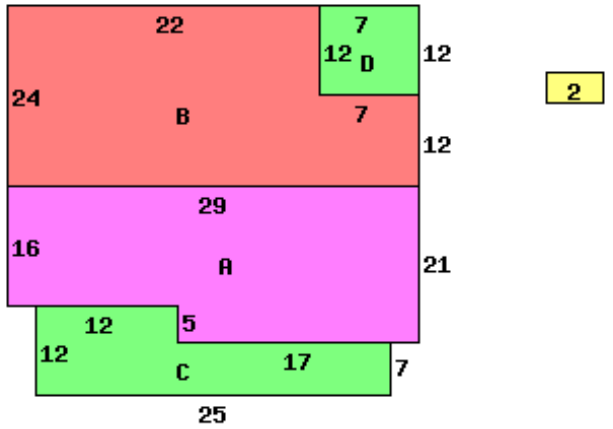
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F/C	M		549		a	*MAIN
1	F/C	A		612		b	ADDTN
	OFP	P		225	6750	c	PORCH
	PAT	P		84	250	d	PORCH

#: 11 12 L/W
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Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
515	3	2023-11-21	MANNS TAMMY D	3CT	*	0	9490	89710
512	3	2023-11-21	MANNS TAMMY D	3CT	*	0	9490	89710
488	2	2010-12-27	MCCLAREN THOMAS D & NANCY	2QC	*	0	8090	44340
25	1	1995-01-10	MCCLAREN THOMAS	1QC	*	9000	0	27430
23	1	1994-01-11	ELSASSER THEODORE L & TH	1WD	*	9000	0	27430
461	1	1993-06-02	ELSASSER THEODORE L & TH	1QC	*	9000	0	25830
753	1	1988-09-09		1UN	*	0	0	25830
31	0	1988-01-14			*	0	0	25830

Year	Land	Bldg	Total	Net Tax
2022	2120	26710	28830	925.32
2021	2120	26710	28830	931.26

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



21419 CR 144 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1161	102850
	Full Upper	FRAME	549	46600
	Basement		192	4040
	Subtotal			153490
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	P P		Air Conditioning	3010
Floor/Pine	X X		Plumbing	700
Floor/Carpet	X		Extra Features	7000
Number of Rooms	1 6 2		Total Value	164200
Bedrooms	1 2			
			PUB ELECTRIC	
Central Heat	A		PRIV WATER	
FORCED AIR			PRIV SEWER	
Central A/C	A		PUB ALLEY	
Plumbing				
Standard	1		Neighborhood:	
Extra Fixture	1		Code:	1010
			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	2 F/C		1710		C	1920GD	164200	.40		93590
2	Garage	F	30X42	1260		C	2000AV	30240	.55		12930

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	98.6600	186.00	158	102	58	59	10970	10970

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

10-380010.0000-v082020R