GOSHEN TWP
KENTON SD 00130

Hardin County, Ohio
Michael T. Bacon, Auditor

14-030012.0000 RES
A35 2026

sale

2023 PFEIFFER JAY E & LYND	2014-01-17	
2024 LEE PHILLIP A & KELLI	2023-07-12	
2025 LEE PHILLIP A & KELLY	2024-12-30	
2026 LEE PHILLIP A & KELLY T	2024-12-30 PT N 1/2 SE 1/4 SE 1/4 S7	
7817 CR 205	1WD 5.00A	
	$0	
FOREST OH 45843		

Eff Rate: – 44.77 — 47.15 — 46.85 — 46.85 — a/r

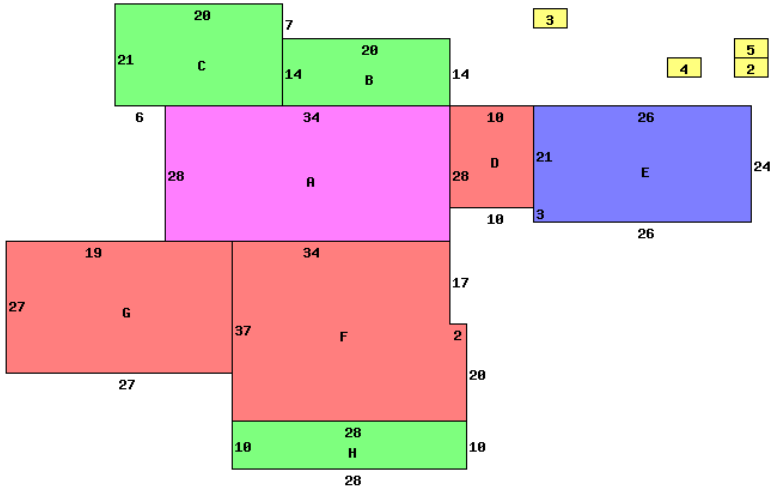
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	5.0000	5.0000	5.0000	5.0000	5.0000			
Land100%	31000	31000	31000	31000		31000	33260	33250
Bldg100%	307260	307260	307260	307260		307260	381630	381620
Totl100%	338260t	338260t	338260t	338260t		338260t	414890t	414870t
Cauv100%								
Tax Value:								
Land 35%	10850	10850	10850	10850		10850	11640	11640
Bldg 35%	107540	107540	107540	107540		107540	133570	133570
Totl 35%	118390t	118390t	118390t	118390t		118390t	145210t	145200t
Hmstd35%	106960	106960	106960	106960		106960	133170	
Owner Oc	95.24	95.14	94.86	94.86	94.86	hmstd 5250 l 101710 b		
Hmstd RB	369.72							
Net Tax	4413.72	5065.46	5031.80	5031.80	5031.80			
Sp-Asmnt	25.00	24.27	24.27	24.27				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		952		a	*MAIN
	EFP	P		280	11200	b	PORCH
	PAT	P		420	1260	c	PORCH
1	F/C	A		210		d	ADDTN
	F2	G		624	14980	e	GRAGE
2	F/C	A		1002		f	ADDTN
1	F/C	A		729		g	ADDTN
	POR	P		280	8960	h	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
551	1	2024-12-30	LEE PHILLIP A & KELLY T T	1WD	*	0	31000	307260
279	1	2023-07-12	LEE PHILLIP A & KELLI J	1SD		435500	22200	208740
26	2	2014-01-17	PFEIFFER JAY E & LYNDA L	2SD	*	0	20110	140630
694	1	1998-11-24	PFEIFFER JAY E & LYNDA L	1DD		133000	19090	164970

Year	Land	Bldg	Total	Net Tax
2022	7770	73060	80830	3358.32
2021	7770	73060	80830	3370.48

project		ben acres	/ %	factor
240 FEWELL - TYMOCHTEE CREEK	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			
250 PFEIFFER DITCH TYMOCHTEE CRE	XA/2025			



7817 CR 205 45843

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	2893	184140
	Full Upper	FRAME	1002	60470
	Basement		952	17760
	Subtotal			262370
Shingle	Roof	GABLE		

	B 1 2 U A			
Plaster/Drywall	D D	952 sq ft	Basement Finish	10240
Panelled Wall	X		Fireplaces	4000
Floor/Carpet	X X X		Air Conditioning	6870
Floor/Concrete	X		Plumbing	5600
Number of Rooms	2 7 3		Garages and Carports	14980
Bedrooms	1 3		Extra Features	21420
			Total Value	325480
Fireplace				
Openings	2		PUB ELECTRIC	
Stacks	1		PRIV WATER	
Central Heat	A		PRIV SEWER	
ELECTRIC			PUB PAVED ST/RD	
Heat Pump	A			
Central A/C	A		Neighborhood:	
Plumbing			Code:	1400
Standard	1		Dwl/Gar/NC%	1.5500
Extra 3 Fixture	2			
Extra 2 Fixture	1			

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F		4847		B-	OLD/GD	390580	.40		363240
2	Garage	F	24X24	576		C	1978GD	13820	.60		8570
3	POND	*.33A		0			OLD/	0			0
4	Shed		8X22	176		D	1978AV	1690	.65		590
5	Pole Barn		32X60	1920		C	1978GD	23040	.60		9220

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	4.0000				5000	4000	16000	16000

Call Back: Sign: PSN Date: 2015-04-30 Lister: