GOSHEN TWP
KENTON SD 00130

Hardin County, Ohio
Michael T. Bacon, Auditor

14-040019.0000 RES
A56 2026

sale

2023 BAILEY BRUCE A		1996-07-16
2024 BAILEY BRUCE A		1996-07-16
2025 BAILEY BRUCE A		1996-07-16
2026 BAILEY BRUCE A		1996-07-16 PT E2 SW4 S8 3.97A
19397 TR 90		1WD
		$35,000
KENTON OH 43326		

Orig Tax Year 1996
Parent: 14-040008.0000

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

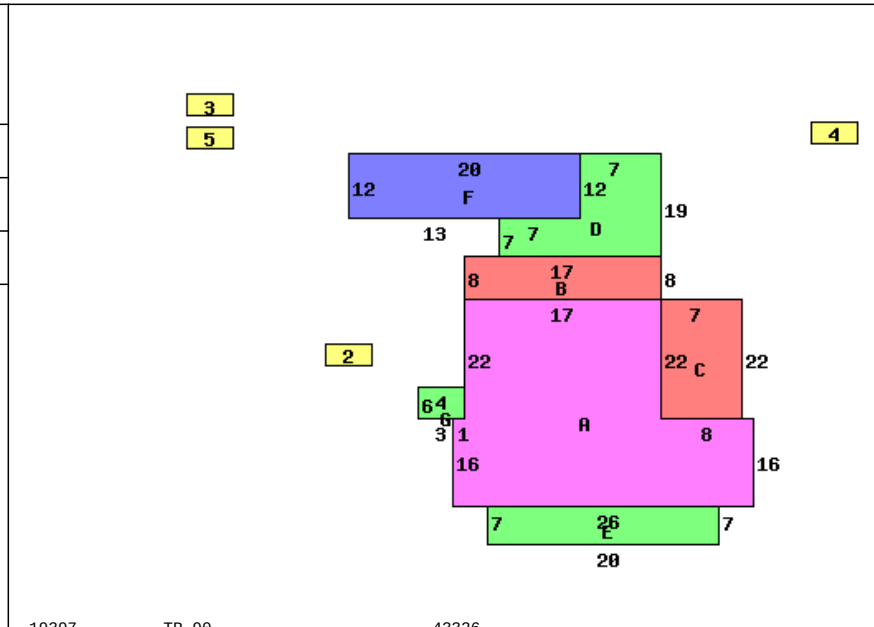
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.9700	3.9700	3.9700	3.9700	3.9700			
Land100%	29860	29860	29860	29860		29860	32110	32100
Bldg100%	13940	13940	13940	13940		13940	15660	15650
Totl100%	43800t	43800t	43800t	43800t		43800t	47770t	47750t
Cauv100%								
Tax Value:								
Land 35%	10450	10450	10450	10450		10450	11240	11240
Bldg 35%	4880	4880	4880	4880		4880	5480	5480
Totl 35%	15330t	15330t	15330t	15330t		15330t	16720t	16710t
Hmstd35%	7670	7670	7670	7670		7670	9060	
Owner Oc	6.82	6.82	6.80	6.80	6.80	hmstd 5250 l	2420 b	
Hmstd RB								
Net Tax	624.90	661.42	657.04	657.04	657.04			
Sp-Asmnt	18.00	43.66	43.66	43.66				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1T	F/C	M		790		a	*MAIN
1	F/C	A		136		b	ADDTN
1	F/C	A		154		c	ADDTN
	EFP	P		182	7280	d	PORCH
	OFP	P		140	4200	e	PORCH
	F	G		240	5760	f	GRAGE
	OFP	P		24	720	g	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
428	1	1996-07-16	BAILEY BRUCE A	1WD	35000	0	0
740	1	1995-08-09	BAILEY JOHN H & AMINELLE	1WD	36000	0	0

Year	Land	Bldg	Total	Net Tax
2022	7530	7250	14780	692.02
2021	7530	7250	14780	694.50

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



19397 TR 90 43326

Occupancy 1 Single Family

Story Height 1T
Floor Level

			Sq-Ft	Value
Main	FRAME		1080	103900
Part Upper	FRAME		790	42920
Subtotal				146820
Roof	GABLE			

Shingle

B 1 2 U A

Plaster/Drywall	X	X
Floor/Pine	X	X
Number of Rooms	5	3
Bedrooms		3
Central Heat	A	
Plumbing		
Standard	1	

Garages and Carports	5760
Extra Features	12200
Total Value	164780
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Neighborhood:	
Code:	1400
Dwl/Gar/NC%	1.5500

*DWELLING COMPUTATIONS

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1T F/C		1870		C-	OLD/VP	148300	.85	.75	8620
2	Flat Barn		54X56	3024		D	OLD/VP	29030	.80	.50	2900
3	Shed	*PP	10X12	120			OLD/	0			0
4	Hog House		20X30	600		D	OLD/VP	7200	.80		1440
5	Shed		25X56	1400		D	OLD/VP	13440	.80		2690

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	2.9700				5000	5000	14850	14850

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

14-040019.0000-v082020R