GOSHEN TWP
KENTON SD 00130

Hardin County, Ohio
Michael T. Bacon, Auditor

14-040023.0000 RES
A51 2024

sale

2021 KITCHEN CHRISTOPHER S	2002-11-08	
2022 KITCHEN CHRISTOPHER S	2002-11-08	
2023 KITCHEN CHRISTOPHER S	2002-11-08	
2024 KITCHEN CHRISTOPHER S	2002-11-08	PT NW4 SW4 S8 6.00A
7688 CR 205	1QC	
	$0	
FOREST OH 45843		

2025 HAMMER ROBIN	2025-01-27	2025 Tax Year 2003
7688 CR 205	Parent:1WD	14-040010.0000
FOREST OH 45843		

Eff Rate: – 51.61 — 51.44 — 44.77 — 47.15 — a/r

Tax Year	2021	2022	2023	2024	2024	2025	CAMA
Prop Cls	511	511	511	511	511	511	511
Acres	6.0000	6.0000	6.0000	6.0000			
Land100%	23860	23860	33740	33740	33740	33740	33750
Bldg100%	247430	247430	297830	297830	297830	300400	300390
Totl100%	271290t	271290t	331570t	331570t	331570t	334140t	334140t
Cauv100%							
Tax Value:							
Land 35%	8350	8350	11810	11810	11810	11810	11810
Bldg 35%	86600	86600	104240	104240	104240	105140	105140
Totl 35%	94950t	94950t	116050t	116050t	116050t	116950t	116950t
Hmstd35%	86980	86980	104960	104960	104960	104960	
Owner Oc	86.10	86.14	93.46	93.36	hmstd 5250 l	99710 b	
Hmstd RB							
Net Tax	4438.20	4422.16	4688.78	4965.24			
Sp-Asmnt	18.00	18.00	22.00	**18.00**			

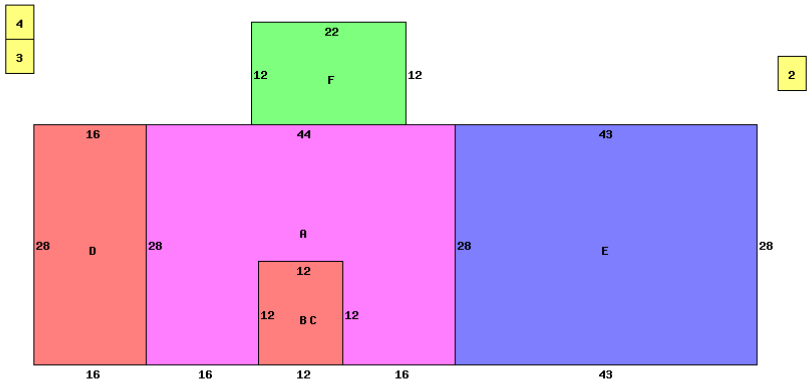
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		1088		a	*MAIN
1 B	F	A		144		b	ADDTN
	CATH	X		144		c	OTHER
1 B	F	A		448		d	ADDTN
	F	G		1204	28900	e	GRAGE
	DK	P		264	3960	f	PORCH

2025 dupl deck didnt value cause of no size so it has been fixed

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
34	1	2025-01-27	HAMMER ROBIN	1WD	359500	33740	297830
489	1	2002-11-08	KITCHEN CHRISTOPHER S	1QC *	0	0	0
130	1	2002-03-26	KITCHEN MITZI	1QC *	0	0	0

Year	Land	Bldg	Total	Net Tax
2020	8350	86600	94950	3853.56
2019	8140	82630	90770	3509.06

p r o j e c t		ben acres	/ %	factor
500 HARDIN COUNTY LANDFILL	XA/2024			



7688 CR 205 45843

Occupancy 1 Single Family

Story Height 2

Floor Level

Shingle

*DWELLING COMPUTATIONS

		Sq-Ft	Value
Main	FRAME	1680	125850
Full Upper	FRAME	1088	62760
Basement		1680	31080
Subtotal			219690
Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D D	Air Conditioning	5020
Unfinished Wall	X	Plumbing	3500
Floor/Carpet	X X	Garages and Carports	28900
Floor/Concrete	X	Extra Features	3960
Floor/Tile-Lino	X X	Total Value	261070
Number of Rooms	1 6 3		
Bedrooms	3	PUB ELECTRIC	
		PRIV WATER	
Central Heat	A	PRIV SEWER	
FORCED AIR		PUB PAVED ST/RD	
Central A/C	A		
Plumbing		Neighborhood:	
Standard	1	Code:	1400
Extra 3 Fixture	1	Dwl/Gar/NC%	1.2400
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	2 B F		2768		C+	2003AV	287180	.20		284880
2	Pole Build		36X60	2160		C	2003AV	25920	.50		12960
3	POND	*.30A		0			OLD/	0			0
4	P	DK	10X34	340		C	2004AV	5100	.50		2550

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				15000	15000	15000	15000
small acreage	5.0000				5000	3750	18750	18750

Call Back: Sign: PSN Date: 2015-04-30 Lister: 14-040023.0000-v082020R