GOSHEN TWP
KENTON SD 00130

Hardin County, Ohio
Michael T. Bacon, Auditor

14-120005.0000 RES
D12 2025

sale

2022 SPEIRS LARRY & SAUNDR
2023 SPEIRS LARRY & SAUNDR
2024 SPEIRS LARRY & SAUNDR
2025 SPEIRS SAUNDRA K 2024-04-24 W SIDE SE 1/4 S21 49.00A
20541 CR 110 1CT
$0
KENTON OH 43326

Eff Rate: – 51.44 — 44.77 — 47.15 — 46.85 — a/r

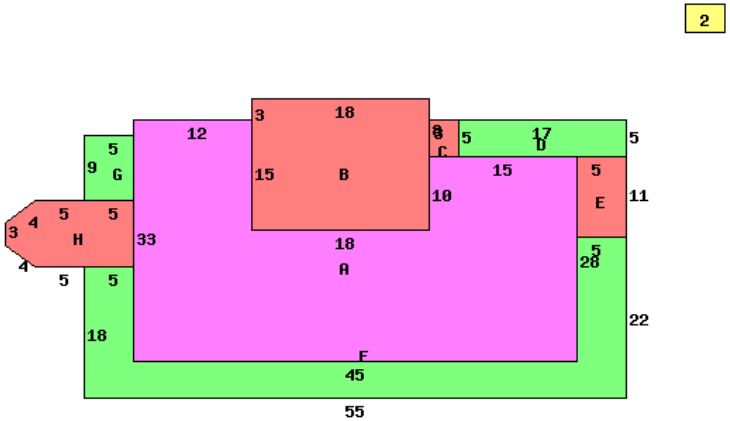
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	515	515	515	515	515
Acres	49.0000	49.0000	49.0000	49.0000	
Land100%	69770	110310	110310	110310	110300
Bldg100%	206510	225830	225830	225830	225820
Totl100%	276290t	336140t	336140t	336140t	336120t
Cauv100%					
Tax Value:					
Land 35%	24420	38610	38610	38610	38610
Bldg 35%	72280	79040	79040	79040	79040
Totl 35%	96700t	117650t	117650t	117650t	117640t
Hmstd35%	76510	84110	84110	84110	
Owner Oc	75.76	74.88	74.82	74.60	hmstd 5250 l 78860 b
Hmstd RB	406.78	369.72	418.48	430.52	
Net Tax	4108.84	4403.58	4635.04	4589.50	
Sp-Asmnt	18.00	18.00	490.69	207.08	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		1140		a	*MAIN
1	F/C	A		324		b	ADDTN
1	F/C	A		15		c	ADDTN
	OFP	P		85	2550	d	PORCH
1 B	F	A		55		e	ADDTN
	OFP	P		425	12750	f	PORCH
	OFP	P		45	1350	g	PORCH
1 B	F	A		108		h	ADDTN

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
195	1	2024-04-24	SPEIRS SAUNDRA K	1CT *	0	110310	225830

Year	Land	Bldg	Total	Net Tax
2021	24420	72280	96700	4123.66
2020	24420	72280	96700	3936.66

p r o j e c t		ben acres	/ %	factor
500 HARDIN COUNTY LANDFILL	XA/2025			
362 SANDERS DITCH-TYMOCHTEE	XA/2025			
387 SANDERS DITCH	XA/2024			



20541 CR 110 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1642	125970
	Part Upper	FRAME	1140	38900
	Basement		1303	24120
	Subtotal			188990
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X	648 sq ft	Basement Finish 7150
Unfinished Wall	X		Fireplaces 2000
Floor/Pine	X X		Air Conditioning 4940
Floor/Carpet	X X		Plumbing 3500
Number of Rooms	1 4 3		Extra Features 16650
Bedrooms	3		Total Value 223230
Fireplace			PUB ELECTRIC
Openings	1		PRIV WATER
Stacks	1		PRIV SEWER
Central Heat	A		PUB PAVED ST/RD
FORCED AIR			
Central A/C	A		Neighborhood:
Plumbing			Code: 1400
Standard	1		Dwl/Gar/NC% 1.2400
Extra 3 Fixture	1		
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	1HB F		3430		C+	1989AV	245550	.26		225320
2	Pole Build	*SV	40X60	2400		C	1992PR	500			500

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				15000	15000	15000	15000
small acreage	47.6500				5000	2000	95300	95300
road	.3500							

Call Back: Sign: PSN Date: 2015-05-14 Lister: 14-120005.0000-v082020R