GOSHEN TWP
KENTON SD 00130

Hardin County, Ohio
Michael T. Bacon, Auditor

14-160013.0000 RES
G48 2026

sale

2023	BEACHY DWAYNE & KENDR	2022-10-03
2024	BEACHY DWAYNE & KENDR	2022-10-03
2025	BEACHY DWAYNE & KENDR	2022-10-03
2026	BEACHY DWAYNE & KENDRA	2022-10-03 S1/2 NE1/4 S25 3.01A
	10365 CR 255	1SD
		$110,000
	KENTON OH 43326	

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

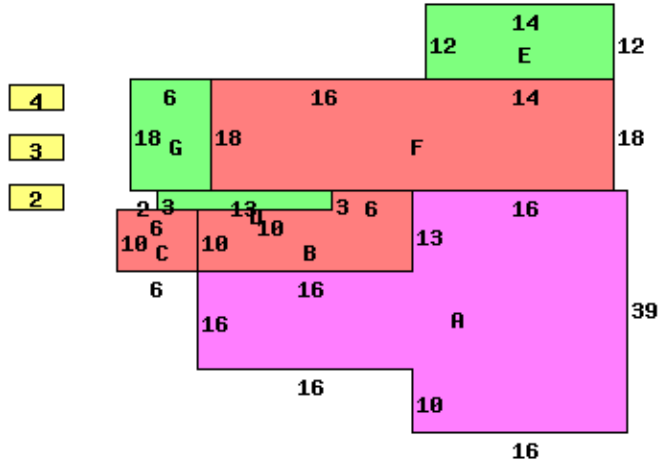
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.0100	3.0100	3.0100	3.0100	3.0100			
Land100%	21310	21310	21310	21310		21310	23540	23550
Bldg100%	110890	110890	110890	110890		110890	138200	138190
Totl100%	132200t	132200t	132200t	132200t		132200t	161740t	161740t
Cauv100%								
Tax Value:								
Land 35%	7460	7460	7460	7460		7460	8240	8240
Bldg 35%	38810	38810	38810	38810		38810	48370	48370
Totl 35%	46270t	46270t	46270t	46270t		46270t	56610t	56610t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1906.72	2016.90	2003.64	2003.64	2003.64			
Sp-Asmnt	18.00	18.00	18.00	18.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		880		a	*MAIN
2	F/C	A		178		b	ADDTN
1	F/C	A		60		c	ADDTN
	OFP	P		39	1170	d	PORCH
	DK	P		168	2520	e	PORCH
1	F/C	A		540		f	ADDTN
	OFP	P		108	3240	g	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
519	1	2022-10-03	BEACHY DWAYNE & KENDRA	1SD		110000	16370	99340
176	1	2021-04-23	BERRY FLORA E	1AF	*	0	16370	99340
737	1	1999-12-09	BERRY CALVIN L & FLORA E	1WD		76000	10770	61940
125	1	1999-03-11	WILLIAMS ROY C & SONYA	1JS		70000	9510	50540
976	1	1992-10-20		1WD	*	25000	0	45630

Year	Land	Bldg	Total	Net Tax
2022	5730	34770	40500	1884.54
2021	5730	34770	40500	1891.40

p r o j e c t		ben acres	/ %	factor
500 HARDIN COUNTY LANDFILL	XA/2025			



10365 CR 255

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1658	124200
	Full Upper	FRAME	1058	61030
	Basement		880	16440
	Subtotal			201670
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Unfinished Wall	X				
Floor/Pine		X	X		
Number of Rooms	1	4	3		
Bedrooms			3		
Fireplace					
Openings	1				
Stacks	1				
Central Heat					A
FORCED AIR					
Plumbing					
Standard	1				
Extra 3 Fixture	1				

Fireplaces	2000
Plumbing	2100
Extra Features	6930
Total Value	212700
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
Neighborhood:	
Code:	1400
Dwl/Gar/NC%	1.5500

	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		2716		C-	OLD/AV	191430	.55		133520
2	Garage		20X20	400		D	1940PR	7680	.75		2980
3	Shed		12X20	240		D	1980PR	2300	.75		580
4	Gazebo	F	12X12	144		D	1990FR	3690	.70		1110

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	1.2600				5000	5000	6300	6300
road	.7500							

Call Back: Sign: PSN Date: 2015-05-05 Lister: