GOSHEN TWP
KENTON SD 00130

Hardin County, Ohio
Michael T. Bacon, Auditor

14-180014.0000 RES
E32 2026

sale

2023 MUSTAIN MICHAEL C & K		2018-02-14
2024 MUSTAIN MICHAEL C & K		2018-02-14
2025 MUSTAIN MICHAEL C & K		2018-02-14
2026 MUSTAIN MICHAEL C & KAT		2018-02-14 PT SW 1/4 SE 1/4 S27
21561 CR 120	1SD 5.00A	
	$184,000	
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	5.0000	5.0000	5.0000	5.0000	5.0000			
Land100%	31000	31000	31000	31000		31000	33260	33250
Bldg100%	142510	142510	142510	142510		142510	170230	170230
Totl100%	173510t	173510t	173510t	173510t		173510t	203490t	203480t
Cauv100%								
Tax Value:								
Land 35%	10850	10850	10850	10850		10850	11640	11640
Bldg 35%	49880	49880	49880	49880		49880	59580	59580
Totl 35%	60730t	60730t	60730t	60730t		60730t	71220t	71220t
Hmstd35%	44070	44070	44070	44070		44070	54570	
Owner Oc	39.24	39.20	39.08	39.08	39.08	hmstd 5250 l	38820 b	
Hmstd RB								
Net Tax	2463.36	2608.02	2590.72	2590.72	2590.72			
Sp-Asmnt	18.00	18.00	18.00	18.00				

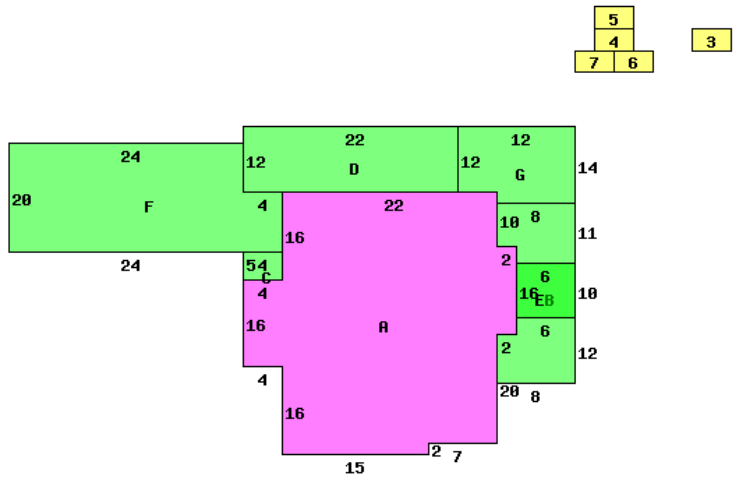
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		1138		a	*MAIN
	BAL	P		60	900	b	PORCH
	STP	P		20	80	c	PORCH
	EFP	P		264	10560	d	PORCH
	DK	P		232	3480	e	PORCH
	PAT	P		524	1570	f	PORCH
	PAT	P		160	480	g	PORCH

gas fireplace

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
57	1	2018-02-14	MUSTAIN MICHAEL C & KATIE	1SD	184000	21600	104570
448	1	2015-09-04	MILLER RUDY J & CLARA D	1SD	170000	20110	77800
705	1	1988-08-29		1WD	45000	0	50510
226	0	1988-03-31		*	0	0	50510
633	0	1986-08-08		*	48000	0	58910

Year	Land	Bldg	Total	Net Tax
2022	7770	42940	50710	2370.16
2021	7770	42940	50710	2378.72

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



21561 CR 120 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1138	105030
	Full Upper	FRAME	1138	62980
	Basement		1138	21200
	Subtotal			189210
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Heating	-2820
Unfinished Wall	X	Plumbing	-3800
Floor/Carpet	X	Extra Features	17070
Floor/Tile-Lino	X	Total Value	199660
Number of Rooms	1 5 4		
Bedrooms	4		

PUB ELECTRIC
PRIV WATER
PRIV SEWER
PUB PAVED ST/RD

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		2276		D	1904VG	159730	.30	.20	138650	
3	Pole Build		40X64	2560		D	1995GD	29700	.55	.20	10690	CONCRET FL
4	Flat Barn		40X68	2720		D	2016AV	26110	.25	.20	15670	
5	P	CAN	10X68	680		D	2016AV	4350	.25	.20	2610	
6	Lean-To		10X20	200		D	2016AV	1280	.25	.20	770	
7	P	CAN	10X48	480		D	2016AV	3070	.25	.20	1840	

	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: 2017-07-19 Lister:

14-180014.0000-v082020R