GOSHEN TWP
KENTON SD 00130

Hardin County, Ohio
Michael T. Bacon, Auditor

14-200002.0000 RES
C106 2026

sale

2023 MCPHERON BRUCE A & MA	2020-10-01	
2024 MCPHERON BRUCE A & MA	2020-10-01	
2025 MCPHERON BRUCE A & MA	2020-10-01	
2026 MCPHERON BRUCE A & MARI	2020-10-01	PT N1/2 NE1/4 S29 7.504A
19550 CR 110	1FD	
	$73,000	
KENTON OH 43326		

2027 MCPHERON BRUCE & MARILY	2025-07-08	
19550 CR 110	3QC	
KENTON OH 43326		

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

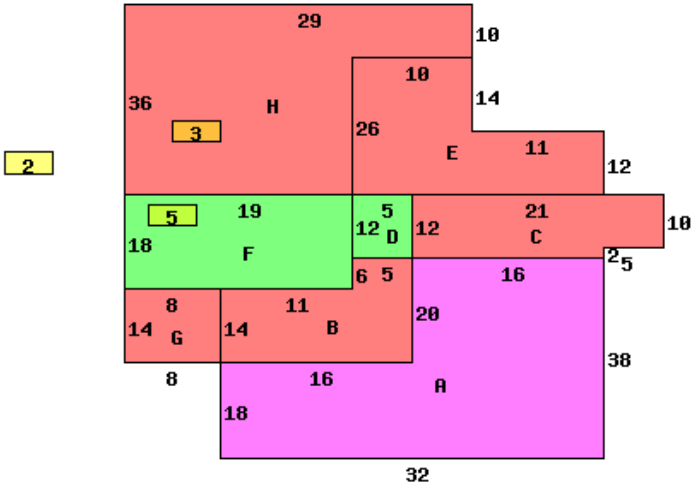
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	511	511	511	511	0	511	511	511
Acres	7.5040	7.5040	7.5040	7.5040	7.5040			
Land100%	36310	36310	36310	36310		419510	419510	38560
Bldg100%	130970	130970	130970	130970		130970	158970	158960
Totl100%	167290t	167290t	167290t	167290t		550490t	578490t	197520t
Cauv100%	419510	419510	419510	419510		419510	419510	
Tax Value:								
Land 35%	12710	12710	12710	12710		12710	13500	13500
Bldg 35%	45840	45840	45840	45840		45840	55640	55640
Totl 35%	58550t	58550t	58550t	58550t		58550t	69140t	69130t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2412.76	2552.18	2535.40	2535.40	2535.40			
Sp-Asmnt	26.93	92.19	53.03	53.03				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	B	M		896		a	*MAIN
1	F/C	A		254		b	ADDTN
1	F/C	A		242		c	ADDTN
	EFP	P		60	2400	d	PORCH
1	F	A		392		e	ADDTN
	PAT	P		342	1030	f	PORCH
1	F	A		112		g	ADDTN
1	F/C	A		784		h	ADDTN

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
304	3	2025-07-08	MCPHERON BRUCE & MARILYN	3QC *	0	36310	130970
449	1	2020-10-01	MCPHERON BRUCE A & MARILY	1FD	73000	28800	60200
216	1	2019-06-12	WOLF WAYNE ROBERT ETAL TR	1AF *	0	419510	60200
68	1	2012-02-28	WOLF ALLYENE MAE TRUSTEE	1QC *	0	240570	42370
701	1	1991-09-04		1WD	83334	0	111400

Year	Land	Bldg	Total	Net Tax
2022	8880	33330	42210	2004.16
2021	8880	25370	34250	1632.00

project		ben acres	/ %	factor
105 RANGE - TYMOCHTEE	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			
362 SANDERS DITCH-TYMOCHTEE	XA/2025			
387 SANDERS DITCH	XA/2024			



19550 CR 110 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	BRICK	2680	184440
	Full Upper	BRICK	896	67390
	Basement		672	12730
	Subtotal			264560
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X	Plumbing	4200
Unfinished Wall	X	Extra Features	3430
Floor/Pine	X X	Total Value	272190
Number of Rooms	1 5 4		
Bedrooms	3	PUB ELECTRIC	
		PRIV WATER	
Central Heat	A	PRIV SEWER	
FORCED AIR		PUB PAVED ST/RD	
Plumbing			
Standard	1	Neighborhood:	
Extra 3 Fixture	2	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 B		3576		C-	1867AV	244970	.55	.35	111060
2	Pole Build	F 0	70X70	4900		D	1953AV	47040	.65		16460
3	Poultry Ho			784		D	1954GD	6270	.60		2510
4	CORNBINS	*NV WIRE		140			OLD/	0			0
5	Garage		24X36	864		C	2021AV	20740	.10		28930

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	6.1420				5000	3470	21310	21310
road	.3620							

Call Back: Sign: PSN Date: 2015-05-11 Lister: