GOSHEN TWP
KENTON SD 00130

Hardin County, Ohio
Michael T. Bacon, Auditor

14-200009.0000 RES
C92 2026

sale

2023	WILSON CARRIE K	2018-05-07
2024	WILSON CARRIE K	2018-05-07
2025	WILSON CARRIE K	2018-05-07
2026	WILSON CARRIE K	2018-05-07 PT S2 NW4 S29 3.003A
	10456 TR 205	1WD
		$86,000
	KENTON OH 43326	

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

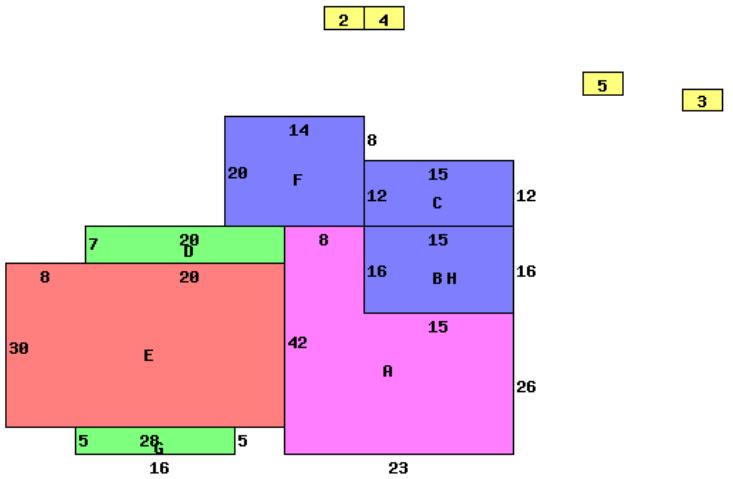
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.0030	3.0030	3.0030	3.0030	3.0030			
Land100%	25030	25030	25030	25030		25030	27260	27270
Bldg100%	131260	131260	131260	131260		131260	171600	171590
Totl100%	156290t	156290t	156290t	156290t		156290t	198860t	198860t
Cauv100%								
Tax Value:								
Land 35%	8760	8760	8760	8760		8760	9540	9540
Bldg 35%	45940	45940	45940	45940		45940	60060	60060
Totl 35%	54700t	54700t	54700t	54700t		54700t	69600t	69600t
Hmstd35%	50030	50030	50030	50030		50030	62060	
Owner Oc	44.54	44.50	44.38	44.38	44.38	hmstd 5250 l	44780 b	
Hmstd RB								
Net Tax	2209.58	2339.86	2324.30	2324.30	2324.30			
Sp-Asmnt	18.00	34.70	24.79	24.79				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	CB	M		726		a	*MAIN
	BAS	G		240	1200	b	GRAGE
	CB1	G		180	4320	c	GRAGE
	OFP	P		140	4200	d	PORCH
1 B	F	A		840		e	ADDTN
	CAR	G		280	2190	f	GRAGE
	OFP	P		80	2400	g	PORCH
1	F	A		240		h	ADDTN

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
198	1	2018-05-07	WILSON CARRIE K	1WD		86000	18000	94800
462	1	2010-12-01	BOWMAN STEVEN G ETAL	1AF	*	0	16490	87430
346	1	2006-08-22	BOWMAN STEVEN G ETAL	1AF	*	0	15910	87710
323	1	2004-07-21	BOWMAN STEVEN G ETAL	1QC	*	0	14000	79940

Year	Land	Bldg	Total	Net Tax
2022	6510	29570	36080	1680.22
2021	6510	29570	36080	1686.30

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



10456 TR 205 43326

Occupancy 1 Single Family *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1806	129260
	Full Upper	FRAME	726	54810
	Basement		840	15710
	Subtotal			199780
Metal	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Panelled Wall		X	X		
Unfinished Wall	X				
Floor/Hardwood		X	X		
Floor/Carpet		X	X		
Floor/Tile-Lino		X			
Number of Rooms	1	6	4		
Bedrooms			4		
Central Heat			A		
FORCED AIR					
Central A/C			A		
Plumbing					
Standard	1				
Extra 3 Fixture	1				

Air Conditioning	4460	PUB ELECTRIC	
Plumbing	2100	PRIV WATER	
Garages and Carports	7710	PRIV SEWER	
Extra Features	6600	PUB PAVED ST/RD	
Total Value	220650		
		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		2532		C	1985AV	220650	.28	.35	160060	
2	Grain Bin	*PP	10X13	130			1970PR	0			0	
3	Pole Build		30X48	1440		D	1971FR	11060	.70		3320	1 SIDE OPN
4	Grain Bin	*PP	10X13	130			1970PR	0			0	
5	Pole Barn		24X30	720		C	2026AV	8640	.05		8210	

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	2.0030				5000	5000	10020	10020

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