

GOSHEN TWP
KENTON SD

00130

Hardin County, Ohio
Michael T. Bacon, Auditor

14-200012.0000
C107

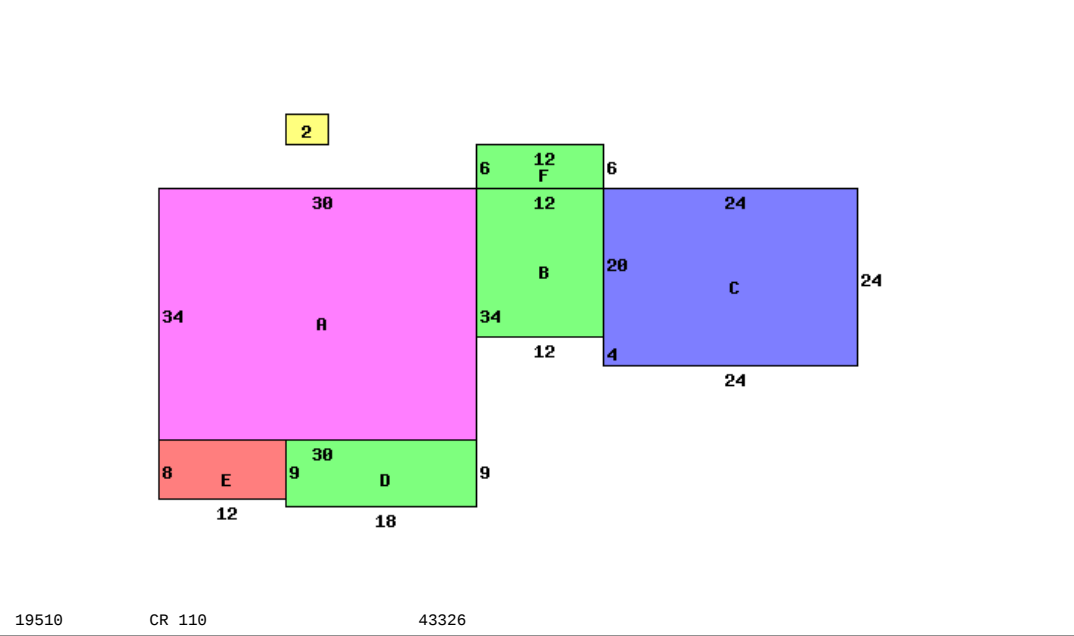
RES
2025

sale

2022	MCPHERON BRUCE A & MA	2020-10-01
2023	MCPHERON BRUCE A & MA	2020-10-01
2024	MCPHERON BRUCE A & MA	2020-10-01
2025	MCPHERON BRUCE A & MARI	2020-10-01
19510	CR 110	2FD
KENTON OH 43326		\$107,000

Eff Rate:- 51.44 — 44.77 — 47.15 — 47.15 — a/r				
Tax Year	2022	2023	2024	2025
Prop Cls	511	511	511	511
Acres	1.5000	1.5000	1.5000	1.5000
Land100%	14110	17510	17510	17510
Bldg100%	103540	89940	89940	89940
Totl100%	117660t	107460t	107460t	107460t
Cauv100%				
Tax Value:				
Land 35%	4940	6130	6130	6130
Bldg 35%	36240	31480	31480	31480
Totl 35%	41180t	37610t	37610t	37610t
Hmstd35%				
Owner 0c				
Hmstd RB				
Net Tax	1955.26	1549.86	1639.42	
Sp-Asmnt				
	21.00	21.00	33.08	

SHB+ 1QB	CONS F EFP F2 DK F/C DK	TYPE M P G P A P	FACT	SQ-FT 1020 240 576 162 96 72	VALUE 9600 13820 2430 1080	a b c d e f	*MAIN PORCH GRAGE PORCH ADDTN PORCH
Sale#	#d	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
384	3	2025-07-08	MCPHERON BRUCE & MARILYN	30C *	0	17510	89940
450	2	2020-10-01	MCPHERON BRUCE A & MARILY	2FD	107000	13510	84830
256	2	2012-06-13	WOLF ALLYENE M TRUSTEE	2WD	75000	12000	66000
199	3	2010-06-02	BRAMBLE PAMELA J TRUSTEE	30C *	0	12000	79400
326	1	2000-08-01	PFEIFFER ROBERT W	1CT *	0	8630	66660
Year	Land	Bldg	Total	Net Tax			
2021	4940	36240	41180	1962.18			
2020	4940	36240	41180	1708.96			
p r o j e c t				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				



Occupancy 1 Single Family				*DWELLING COMPUTATIONS	
Story Height	1Q			Sq-Ft	Value
Floor Level		Main	FRAME	1116	103000
		Qtr Story	FRAME	1020	15910
		Basement		1020	19010
		Subtotal			137920
Metal		Roof	GABLE		
Plaster/Drywall	B	1	2	U	A
Unfinished Wall	X				
Floor/Hardwood	X				
Floor/Pine			X		
Floor/Carpet	X				
Number of Rooms	1	4		1	
Bedrooms	2			1	
Fireplace					
Openings	1				
Stacks	1				
Central Heat		A			
FORCED AIR					
Central A/C		A			
Plumbing					
Standard	1				

Bldg	Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1	DWELLING	1 BAF	FtxFt	1116	Rate	C-	Cond	Value	Dpr	Dpr	Value
2	Pole Build		20X50	1000		C	1952AV	153680	.55		85750
							1991AV	12000	.65		4200
		acres/	effective		depth	actual	effective		extended		true
		frontage	frontage		factor	rate	rate		value		value
homesite		1.0000				15000	15000		15000		15000
small acreage		.5000				5000	5000		2500		2500