

GOSHEN TWP
KENTON SD 00130

Hardin County, Ohio
Michael T. Bacon, Auditor

14-200012.0000 RES
C107 2025

sale

Eff Rate:- 51.44 — 44.77 — 47.15 — 46.85 — a/r

| | |
|------------------------------|----------------------------------|
| 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 COR NW4 NE4 S29 1.50A |
| 19510 CR 110 | 2FD |
| KENTON OH 43326 | \$107,000 |

| | | | | | |
|------------|---------|---------|---------|---------|---------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 511 | 511 | 511 | 511 | 511 |
| Acres | 1.5000 | 1.5000 | 1.5000 | 1.5000 | |
| Land100% | 14110 | 17510 | 17510 | 17510 | 17500 |
| Bldg100% | 103540 | 89940 | 89940 | 89940 | 89950 |
| Totl100% | 117660t | 107460t | 107460t | 107460t | 107450t |
| Cauvl00% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 4940 | 6130 | 6130 | 6130 | 6130 |
| Bldg 35% | 36240 | 31480 | 31480 | 31480 | 31480 |
| Totl 35% | 41180t | 37610t | 37610t | 37610t | 37610t |
| Hmstd35% | | | | | |
| Owner Oc | | | | | |
| Hmstd RB | 1955.26 | 1549.86 | 1639.42 | 1628.62 | |
| Net Tax | | | | | |
| Sp-Asmnt | 21.00 | 21.00 | 33.08 | 25.83 | |

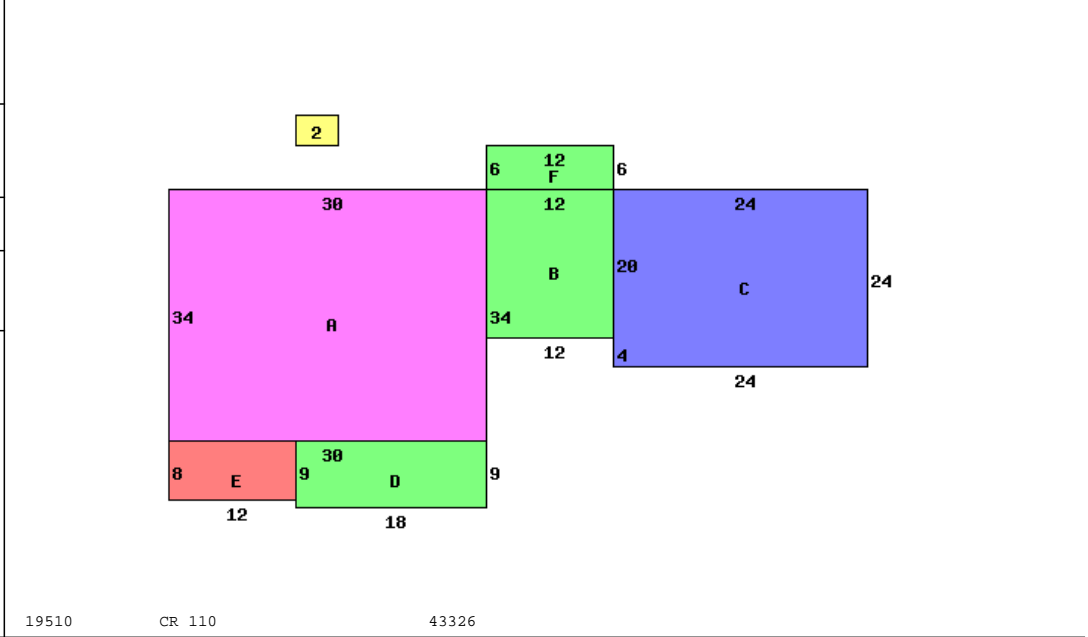
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|------------------------------|------------|
| 2026 MCPHERON BRUCE & MARILY | 2025-07-08 |
| 19510 CR 110 | 3QC |
| KENTON OH 43326 | |

| | | | | | | |
|----------|--------|--------|------|------------|------------|---------|
| SHB+ LQB | CONS F | TYPE M | FACT | SQ-FT 1020 | VALUE 9600 | a *MAIN |
| | EFFP | P | | 240 | 13820 | b PORCH |
| | F2 | G | | 576 | 2430 | c GRAGE |
| | DK | P | | 162 | 96 | d PORCH |
| | F/C | A | | 72 | 1080 | e ADDTN |
| | DK | P | | | | f PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:bldg |
|-------|----|------------|---------------------------|---------------|--------|---------|---------|
| 304 | 3 | 2025-07-08 | MCPHERON BRUCE & MARILYN | 3QC * | 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 | 3QC * | 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 |

| 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 |



19510 CR 110 43326

| 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 | | | |
| | B 1 2 U A | | | | |
| Plaster/Drywall | X | X | | Fireplaces | 2000 |
| Unfinished Wall | X | | | Air Conditioning | 3770 |
| Floor/Hardwood | X | | | Garages and Carports | 13820 |
| Floor/Pine | | X | | Extra Features | 13245 |
| Floor/Carpet | X | | | Total Value | 170755 |
| Number of Rooms | 1 4 | 1 | | | |
| Bedrooms | 2 | 1 | | PUB ELECTRIC | |
| | | | | PRIV WATER | |
| Fireplace | | | | PRIV SEWER | |
| Openings | 1 | | | PUB PAVED ST/RD | |
| Stacks | 1 | | | | |
| Central Heat | A | | | Neighborhood: | |
| FORCED AIR | | | | Code: | 1400 |
| Central A/C | A | | | Dwl/Gar/NC% | 1.2400 |
| Plumbing | | | | | |
| Standard | 1 | | | | |

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

| | | | | | | | |
|-----------------|--|--|--|--|--|--|--|
| Plaster/Drywall | | | | | | | |
| Unfinished Wall | | | | | | | |
| Floor/Hardwood | | | | | | | |
| Floor/Pine | | | | | | | |
| Floor/Carpet | | | | | | | |
| Number of Rooms | | | | | | | |
| Bedrooms | | | | | | | |
| Fireplace | | | | | | | |
| Openings | | | | | | | |
| Stacks | | | | | | | |
| Central Heat | | | | | | | |
| FORCED AIR | | | | | | | |
| Central A/C | | | | | | | |
| Plumbing | | | | | | | |
| Standard | | | | | | | |