GOSHEN TWP
KENTON SD 00130

Hardin County, Ohio
Michael T. Bacon, Auditor

14-200012.0000 RES
C107 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	COR NW4 NE4 S29 1.50A
19510 CR 110	2FD	
	$107,000	
KENTON OH 43326		

2027 MCPHERON BRUCE & MARILY	2025-07-08	
19510 CR 110	3QC	
KENTON OH 43326		

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

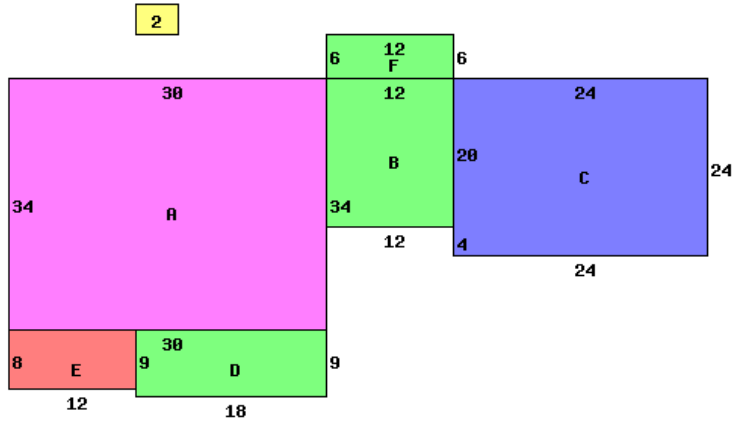
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.5000	1.5000	1.5000	1.5000	1.5000			
Land100%	17510	17510	17510	17510		17510	19740	19750
Bldg100%	89940	89940	89940	89940		89940	111400	111390
Totl100%	107460t	107460t	107460t	107460t		107460t	131140t	131140t
Cauv100%								
Tax Value:								
Land 35%	6130	6130	6130	6130		6130	6910	6910
Bldg 35%	31480	31480	31480	31480		31480	38990	38990
Totl 35%	37610t	37610t	37610t	37610t		37610t	45900t	45900t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1549.86	1639.42	1628.62	1628.62	1628.62			
Sp-Asmnt	21.00	33.08	25.83	25.83				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1QB	F	M		1020		a	*MAIN
	EFP	P		240	9600	b	PORCH
	F2	G		576	13820	c	GRAGE
	DK	P		162	2430	d	PORCH
1	F/C	A		96		e	ADDTN
	DK	P		72	1080	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
2022	4940	36240	41180	1955.26
2021	4940	36240	41180	1962.18

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

			Sq-Ft	Value
Story Height 1Q				
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	
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				

Fireplaces	2000
Air Conditioning	3770
Garages and Carports	13820
Extra Features	13245
Total Value	170755
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	1 BAF		1116		C-	1952AV	153680	.55		107190
2	Pole Build		20X50	1000		C	1991AV	12000	.65		4200

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	.5000				5000	5000	2500	2500

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