

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	

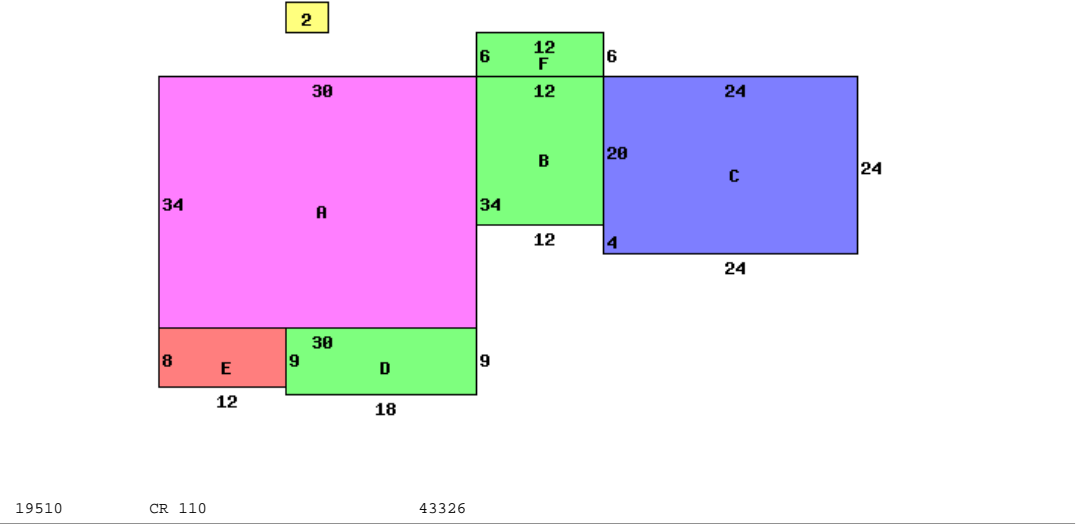
2026 MCPHERON BRUCE & MARILY	2025-07-08
19510 CR 110	3QC
KENTON OH 43326	

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
1	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



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	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	
Fireplace		PUB ELECTRIC
Openings	1	PRIV WATER
Stacks	1	PRIV SEWER
Central Heat	A	PUB PAVED ST/RD
FORCED AIR		Neighborhood:
Central A/C	A	Code: 1400
Plumbing		Dwl/Gar/NC% 1.2400
Standard	1	

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