GOSHEN TWP
KENTON SD 00130

Hardin County, Ohio
Michael T. Bacon, Auditor

14-220003.0000 AGR
C79 2026

sale

2023 PENRY SERENA MARIE	2016-06-16	
2024 PENRY SERENA MARIE	2016-06-16	
2025 PENRY SERENA MARIE	2016-06-16	
2026 PENRY SERENA MARIE	2016-06-16 PT SE 1/4 NW 1/4 S31	
11488 CR 195	2CT 55.00A	
	$0	
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	111	111	111	111	0	111	111	111
Acres	55.0000	55.0000	55.0000	55.0000	55.0000			
Land100%	317630	317630	317630	317630		317630	460540	460540
Bldg100%	35370	35370	35370	35370		35370	43770	43760
Totl100%	353000t	353000t	353000t	353000t		353000t	504310t	504300t
Cauv100%	150830	150830	150830	150830		317630	460540	147720
Tax Value:								
Land 35%	52790	52790	52790	52790		52790	51700	161190
Bldg 35%	12380	12380	12380	12380		12380	15320	15320
Totl 35%	65170t	65170t	65170t	65170t		65170t	67020t	176510t
Hmstd35%	16980	16980	16980	16980		16980	22280	
Owner Oc	15.12	15.10	15.06	15.06	15.06	hmstd 5250 l	11730 b	
Hmstd RB	369.72	418.48	430.52	430.52	430.52			
Net Tax	2300.72	2407.18	2376.50	2376.50	2376.50			
Cauv Sav	3461.34	2405.74	2544.76	2528.04				
Sp-Asmnt	114.20	148.50	127.92	127.92				

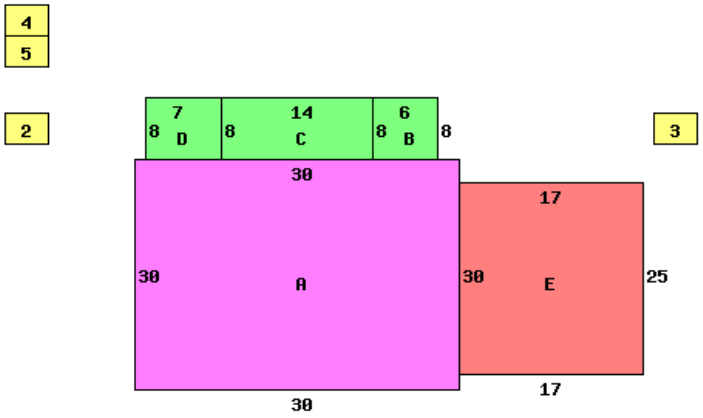
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		900		a	*MAIN
	EFP	P		48	1920	b	PORCH
	EFP	P		112	4480	c	PORCH
	EFP	P		56	2240	d	PORCH
1	F/C	A		425		e	ADDTN

2017 REVAL INFO ESTIMATED DUE TO ROUGH LANE TO PROPERTY.

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
250	2	2016-06-16	PENRY SERENA MARIE	2CT *	0	209740	30830
249	2	2016-06-16	SEYFANG ELLA MARIE	2CT *	0	209740	30830

Year	Land	Bldg	Total	Net Tax
2022	28440	11050	39490	1453.46
2021	28440	11050	39490	1458.62

project			ben acres	/ %	factor
106	REELHORN - TYMOCHTEE	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			
362	SANDERS DITCH-TYMOCHTEE	XA/2025			
387	SANDERS DITCH	XA/2024			



11488 CR 195 REAR 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1325	106200
	Full Upper	FRAME	900	61450
	Basement		225	4610
	Subtotal			172260
Metal	Roof	HIP		

	B	1	2	U	A
Plaster/Drywall		D	D		
Panelled Wall		X			
Unfinished Wall	X				
Floor/Pine			X		
Floor/Carpet		X			
Floor/Concrete	X	X			
Floor/Tile-Lino		L			
Number of Rooms	1	5	4		
Bedrooms			2		
Central Heat		A			
FORCED AIR					
Central A/C		A			
Plumbing					
Standard	1				

Air Conditioning	3930
Extra Features	8640
Total Value	184830
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	2 B F		2225		C-	1903PR	166350	.75	.35	41900
2	Shed	*SV	0 14X20	280			1947PR	200			200
3	Crib/Grana	*SV	0 30X18	540			1898VP	100			100
4	Shed		45X45	2025		C	1981FR	24300	.70	.80	1460
5	Shed	*SV	16X30	480			OLD/VP	100			100

Tab #	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	13.3995	8740	117110	2550	34170
C 2	BOB	BLOUNT SILT LOAM, 2	14.6177	8370	122350	2230	32600
C 39	PM	PEWAMO SILTY CLAY L	16.6120	9410	156320	3450	57310
C 51	WSTL	WASTE LAND	1.5000	170	260	50	80
W 1	BOA	BLOUNT SILT LOAM 0-	4.2488	5230	22220	230	980
W 2	BOB	BLOUNT SILT LOAM, 2	2.3668	4540	10750	230	540
W 39	PM	PEWAMO SILTY CLAY L	1.2552	7790	9780	230	290
670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
			55		460540	(100%)	147720
					161190	(35%)	51700

CAUV # 605

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