

GOSHEN TWP
KENTON SD

00130

Hardin County, Ohio
Michael T. Bacon, Auditor

14-220026.0000
C25

RES
2025

sale

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

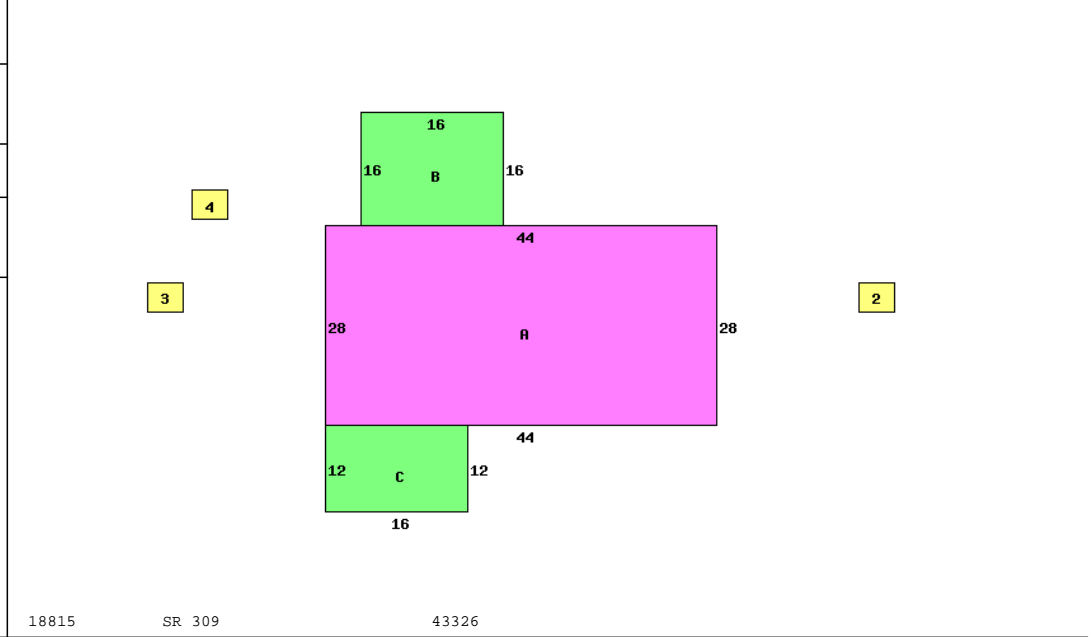
2022 FLEMING DONALD G TRUS	2012-02-28
2023 FLEMING DONALD G TRUS	2012-02-28
2024 WELBAUM ERIC & EVA	2023-03-16
2025 WELBAUM ERIC & EVA	2023-03-16 PT SE 1/4 SE 1/4 S31
18815 SR 309	1FD 5.00A
KENTON OH 43326	\$127,400

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	5.0000	5.0000	5.0000	5.0000	
Land100%	22200	31000	31000	31000	31000
Bldg100%	126830	136490	136490	136490	136490
Totl100%	149030t	167490t	167490t	167490t	167490t
Cauvl00%					
Tax Value:					
Land 35%	7770	10850	10850	10850	10850
Bldg 35%	44390	47770	47770	47770	47770
Totl 35%	52160t	58620t	58620t	58620t	58620t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2476.60	2415.66	2555.24	2538.42	
Sp-Asmnt	37.72	37.72	41.11	40.72	

SHB+ 1 B	CONS F	TYPE BAL	FACT DK	SQ-FT 1232	VALUE 256 3840 192 2880	a *MAIN	b PORCH	c PORCH
Sale# 103	#p 1	sale date 2023-03-16	To WELBAUM ERIC & EVA	Type/Invalid? 1FD	Sale\$ 127400	co:land 22200	co:bldg 126830	
112	1	2023-03-16	BAUM SERENA SUE TRUSTEE	1AF *	0	22200	126830	
64	1	2012-02-28	FLEMING DONALD G TRUSTEE	1QC *	0	19860	96710	
467	0	1987-06-08			0	0	70310	

Year 2021	Land 7770	Bldg 44390	Total 52160	Net Tax 2485.38
2020	7770	44390	52160	2164.60

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 1	Sq-Ft	Value
Floor Level		
Main	FRAME	1232 105480
Basement		1232 22940
Subtotal		128420
Shingle	Roof	GABLE
B 1 2 U A		
Plaster/Drywall	X	600 sq ft Basement Finish 6560
Unfinished Wall	X	Plumbing 1400
Floor/Pine	X	Extra Features 6720
Floor/Carpet	X	Total Value 143100
Floor/Concrete	X	
Number of Rooms	1 5	PUB ELECTRIC
Bedrooms	3	PRIV WATER
Central Heat	A	PRIV SEWER
FORCED AIR		PUB PAVED ST/RD
Plumbing		Neighborhood:
Standard	1	Code: 1400
Extra 2 Fixture	1	Dwl/Gar/NC% 1.2400

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F	1832		C	1983AV	143100	.28	Dpr	127760
2 Garage		24X28 672		C	1967AV	16130	.65	Dpr	7000
3 Pole Build		20X24 480		C	1976FR	5760	.70		1730
4 POND	*1.23A	0			OLD/	0			0
homesite	acres/	effective	depth	actual	effective	extended	true		
small acreage	frontage	frontage	depth	rate	rate	value	value		
	1.0000			15000	15000	15000	15000		
	4.0000			5000	4000	16000	16000		

Call Back: Sign: PSN Date: 2015-05-11 Lister: 14-220026.0000-v082020R