GOSHEN TWP
KENTON SD 00130

Hardin County, Ohio
Michael T. Bacon, Auditor

14-230030.0000 RES
C43 2025

sale

2022	NELSON KERRY	2006-06-09
2023	NELSON KERRY	2006-06-09
2024	NELSON KERRY	2006-06-09
2025	NELSON KERRY	2006-06-09 PT E1/2 NW1/4 S32 3.00A
	19458 CR 120	1WD
		$136,000
	KENTON OH 43326	

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

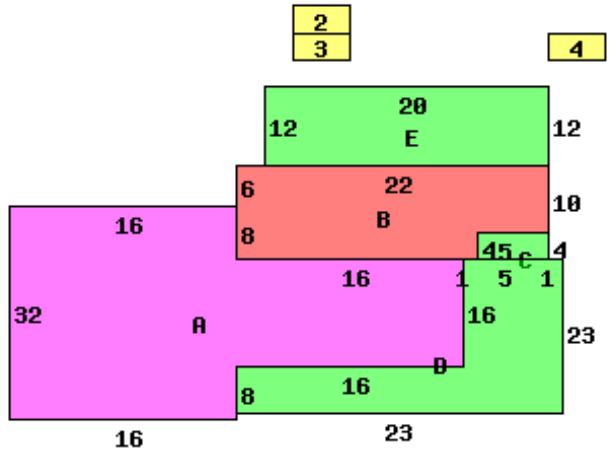
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	3.0000	3.0000	3.0000	3.0000	
Land100%	18600	25000	25000	25000	25000
Bldg100%	120970	137660	137660	137660	137650
Totl100%	139570t	162660t	162660t	162660t	162650t
Cauv100%					
Tax Value:					
Land 35%	6510	8750	8750	8750	8750
Bldg 35%	42340	48180	48180	48180	48180
Totl 35%	48850t	56930t	56930t	56930t	56930t
Hmstd35%	46240	52800	52800	52800	
Owner Oc	45.78	47.02	46.96	46.82	hmstd 5250 l 47550 b
Hmstd RB					
Net Tax	2273.64	2298.98	2434.62	2418.42	
Sp-Asmnt	24.26	24.26	33.76	28.06	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		768		a	*MAIN
1	F/C	A		288		b	ADDTN
F	OFP	P		20	600	c	PORCH
	OFP	P		273	8190	d	PORCH
	DK	P		240	3600	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
361	1	2006-06-09	NELSON KERRY	1WD	136000	15910	31340

Year	Land	Bldg	Total	Net Tax
2021	6510	42340	48850	2281.88
2020	6510	42340	48850	1981.12

p r o j e c t		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	



19458 CR 120 43326

Occupancy 1 Single Family

Story Height 2

Floor Level

			Sq-Ft	Value
Main	FRAME		1056	101590
Full Upper	FRAME		788	57660
Basement			576	10960
Subtotal				170210
Roof	HIP			

Metal

B 1 2 U A

Plaster/Drywall	X X
Unfinished Wall	X
Floor/Pine	X X
Number of Rooms	1 4 3
Bedrooms	3
Central Heat	A
FORCED AIR	
Plumbing	
Standard	1

*DWELLING COMPUTATIONS

Extra Features	12390
Total Value	182600

PUB ELECTRIC
PRIV WATER
PRIV SEWER
PUB PAVED ST/RD

Neighborhood:
Code: 1400
Dwl/Gar/NC% 1.2400

	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		1844		C	OLD/GD	182600	.40		135850
2	Lean-To		12X16	192		D	1920PR	1230	.75		310
3	Shed	*SV 0	12X16	192			OLD/PR	800			800
4	Flat Barn		24X30	720		D	OLD/PR	6910	.80	.50	690

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				15000	15000	15000	15000
small acreage	2.0000				5000	5000	10000	10000

Call Back: Sign: PSN Date: 2015-05-11 Lister: 14-230030.0000-v082020R