

GOSHEN TWP
KENTON SD

00130

Hardin County, Ohio
Michael T. Bacon, Auditor

14-230030.0000
C43

RES
2025

sale

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

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

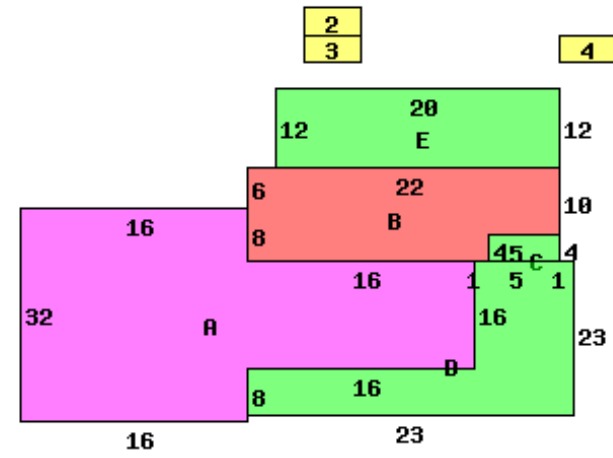
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	3.0000	3.0000	3.0000	3.0000	
Land100%	18600	25000	25000	25000	25000
Bldg100%	120970	137660	137660	137660	137650
Totl100%	139570t	162660t	162660t	162660t	162650t
Cauv100%					
Tax Value:					
Land 35%	6510	8750	8750	8750	8750
Bldg 35%	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 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	a	*MAIN
2	F	M		768			
1	F/C	A		288			ADDTN
F	OFFP	P		20	600		PORCH
	OFFP	P		273	8190		PORCH
	DK	P		240	3600		PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
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

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



19458 CR 120 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 2	Sq-Ft Value
Floor Level	
Main	FRAME 1056 101590
Full Upper	FRAME 788 57660
Basement	576 10960
Subtotal	170210
Metal Roof	HIP
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
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	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
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
homesite	acres/	effective	depth	actual	effective	extended	true		
small acreage	frontage	frontage	depth	rate	rate	value	value		
	1.0000	15000		15000	15000	15000	15000		
	2.0000	5000		5000	5000	10000	10000		