GOSHEN TWP
KENTON SD 00130

Hardin County, Ohio
Michael T. Bacon, Auditor

14-230030.0000 RES
C43 2026

sale

2023 NELSON KERRY		2006-06-09
2024 NELSON KERRY		2006-06-09
2025 NELSON KERRY		2006-06-09
2026 NELSON KERRY		2006-06-09 PT E1/2 NW1/4 S32 3.00A
19458 CR 120		1WD
		$136,000
KENTON OH 43326		

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

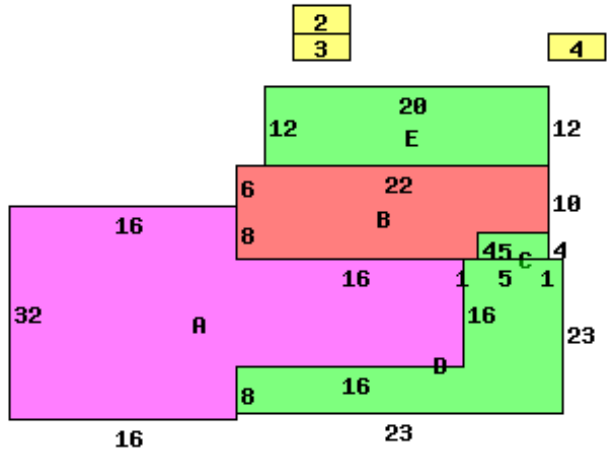
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.0000	3.0000	3.0000	3.0000	3.0000			
Land100%	25000	25000	25000	25000		25000	27260	27250
Bldg100%	137660	137660	137660	137660		137660	171630	171620
Totl100%	162660t	162660t	162660t	162660t		162660t	198890t	198870t
Cauv100%								
Tax Value:								
Land 35%	8750	8750	8750	8750		8750	9540	9540
Bldg 35%	48180	48180	48180	48180		48180	60070	60070
Totl 35%	56930t	56930t	56930t	56930t		56930t	69610t	69600t
Hmstd35%	52800	52800	52800	52800		52800	65480	
Owner Oc	47.02	46.96	46.82	46.82	46.82	hmstd 5250 l	47550 b	
Hmstd RB								
Net Tax	2298.98	2434.62	2418.42	2418.42	2418.42			
Sp-Asmnt	24.26	33.76	28.06	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
2022	6510	42340	48850	2273.64
2021	6510	42340	48850	2281.88

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

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1056	101590
	Full Upper	FRAME	788	57660
	Basement		576	10960
	Subtotal			170210
Metal	Roof	HIP		

B 1 2 U A

Plaster/Drywall	X X	Extra Features	12390
Unfinished Wall	X	Total Value	182600
Floor/Pine	X X		
Number of Rooms	1 4 3	PUB ELECTRIC	
Bedrooms	3	PRIV WATER	
		PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR			
Plumbing		Neighborhood:	
Standard	1	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			1844		C	OLD/GD	182600	.40		169820
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				17250	17250	17250	17250
small acreage	2.0000				5000	5000	10000	10000

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

14-230030.0000-v082020R