GOSHEN TWP
KENTON SD 00130

Hardin County, Ohio
Michael T. Bacon, Auditor

14-270016.0000 RES
G58 2026

sale

2023 MCCAFFERTY PENNY J	2022-12-20	
2024 MCCAFFERTY PENNY J	2022-12-20	
2025 MCCAFFERTY PENNY J	2022-12-20	
2026 MCCAFFERTY PENNY J	2022-12-20 PT NE 1/4 SE 1/4 S36	
11689 CR 255	1QC 13.455A	
	$0	
LARUE OH 43332		

2027 MCCAFFERTY PENNY J &	2025-11-12	
11689 CR 255	1SD	
LARUE OH 43332		

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

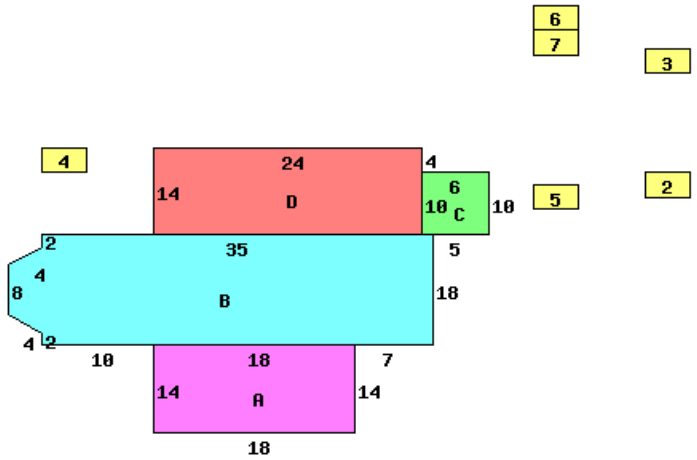
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	512	512	512	512	0	512	512	512
Acres	13.4600	13.4600	13.4600	13.4600	13.4600			
Land100%	39910	39910	39910	39910		39910	42170	42170
Bldg100%	28310	28310	28310	28310		28310	34110	34110
Totl100%	68230t	68230t	68230t	68230t		68230t	76290t	76280t
Cauv100%								
Tax Value:								
Land 35%	13970	13970	13970	13970		13970	14760	14760
Bldg 35%	9910	9910	9910	9910		9910	11940	11940
Totl 35%	23880t	23880t	23880t	23880t		23880t	26700t	26700t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	984.06	1040.92	1034.08	1034.08	1034.08			
Sp-Asmnt	18.00	18.00	18.00	18.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	B	M		252		a	*MAIN
	STP	P		60	240	b	PORCH
1 B	F	A		336		c	ADDTN

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
504	1	2025-11-12	MCCAFFERTY PENNY J &	1SD *	0	39910	28310
463	1	2020-11-13	GRAUEL TROY L	1WD *	0	27540	21970
491	1	2003-10-27	GRAUEL SCOTT D	1QC *	0	22940	54940
955	0	1986-11-18		*	48000	0	50510

Year	Land	Bldg	Total	Net Tax
2022	9640	7690	17330	822.86
2021	9640	7690	17330	825.76

project		ben acres	/ %	factor
500 HARDIN COUNTY LANDFILL	XA/2025			



11689 CR 255 43332

Occupancy 1 Single Family

Story Height 2

Floor Level			Sq-Ft	Value
	Main	BRICK	1251	110400
	Full Upper	BRICK	915	66160
	Basement		1296	23990
	Subtotal			200550
Slate	Roof	HIP		

B 1 2 U A

Plaster/Drywall	X X	Heating	-2640
Unfinished Wall	X	Plumbing	-3800
Floor/Hardwood	X X	Extra Features	240
Number of Rooms	1 5 4	Total Value	194350
Bedrooms	4		

PUB ELECTRIC
PRIV WATER
PRIV SEWER
PUB PAVED ST/RD
Topo: ROLLING

Neighborhood:
Code: 1400
Dwl/Gar/NC% 1.5500

*DWELLING COMPUTATIONS

	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 B		2166		C	OLD/VP	194350	.85	.50	22590
2	Flat Barn		24X30	720		D	1940PR	6910	.80	.50	690
3	Shed	*SV 0	14X20	280			OLD/PR	800			800
4	POND	*RES		0			OLD/	0			0
5	Garage		24X24	576		C	1984FR	13820	.70		6430
6	Shed		24X50	1200		D	OLD/PR	11520	.75		2880
7	Lean-To		16X28	448		D	OLD/PR	2870	.75		720

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	12.4600				5000	2000	24920	24920

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

14-270016.0000-v082020R