LYNN TWP
KENTON SD 00250

Hardin County, Ohio
Michael T. Bacon, Auditor

26-010040.0000 RES
B8.02 2026

sale

2023 HOSTETLER JASON	2016-09-16	
2024 HOSTETLER JASON	2016-09-16	
2025 LONG CAITLYN & CORY B	2024-02-05	
2026 LONG CAITLYN & CORY BUR	2024-02-05 10053	.806A
8505 CR 106	3SD	
	$235,000	
KENTON OH 43326		

Eff Rate: – 43.90 — 46.27 — 45.98 — 45.98 — a/r

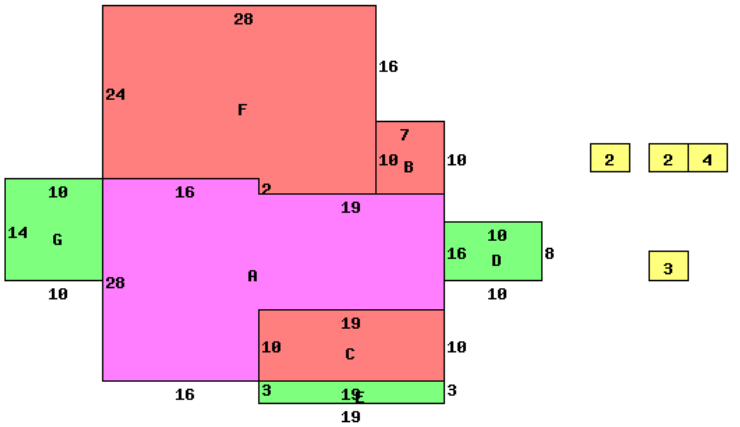
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	.8100	.8100	.8100	.8100	.8100			
Land100%	13510	13510	13510	13510		13510	15540	15530
Bldg100%	124970	124970	124970	124970		124970	157600	157610
Totl100%	138490t	138490t	138490t	138490t		138490t	173140t	173140t
Cauv100%								
Tax Value:								
Land 35%	4730	4730	4730	4730		4730	5440	5440
Bldg 35%	43740	43740	43740	43740		43740	55160	55160
Totl 35%	48470t	48470t	48470t	48470t		48470t	60600t	60600t
Hmstd35%								
Owner Oc	42.78	42.72						
Hmstd RB								
Net Tax	1913.80	2029.26	2058.06	2058.06	2058.06			
Sp-Asmnt	27.14	51.08	51.08	51.08				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1T	F/C	M		752		a	*MAIN
1	F/C	A		70		b	ADDTN
1	F/C	A		190		c	ADDTN
	OFP	P		80	2400	d	PORCH
	PAT	P		57	170	e	PORCH
1	F/C	A		696		f	ADDTN
	DK	P		140	2100	g	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
47	3	2024-02-05	LONG CAITLYN & CORY BURNE	3SD		235000	13510	124970
415	3	2016-09-16	HOSTETLER JASON	3WD		120000	9460	55630
163	3	2011-05-03	FAUS TIMOTHY D	3WD		110000	9460	39430
529	1	1993-06-18	DAVIS TAMMERA	1WD	*	4000	0	19630
8	1	1992-01-03		1UN	*	5100	0	19630
700	0	1987-08-17			*	0	0	19630

Year	Land	Bldg	Total	Net Tax
2022	3970	36290	40260	1805.44
2021	3970	36290	40260	1812.32

project			ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			
156	MCCOY 937 - SCIOTO	XA/2025			



8505 CR 106 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1T				
Floor Level	Main	FRAME	1708	126190
	Part Upper	FRAME	752	40850
	Subtotal			167040
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Panelled Wall		X			
Floor/Pine		X	X		
Number of Rooms		4	3		
Bedrooms		1	2		
Central Heat		A			
GAS					
Plumbing					
Standard		1			
Extra 3 Fixture		1			

Plumbing	2100
Extra Features	4670
Total Value	173810
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Neighborhood:	
Code:	2600
Dwl/Gar/NC%	1.4000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1T F/C		2460		C	OLD/GD	173810	.40		146000
2	Shed	*NV F	10X12	64			OLD/PR	0			0
3	Shed	*NV F	12X10	80			OLD/PR	0			0
4	Garage	F	24X32	768		C	1998AV	18430	.55		11610

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	.8100				17250	17250	15530	15530

Call Back: Sign: PSN Date: 2015-03-30 Lister:

26-010040.0000-v082020R