

LYNN TWP  
KENTON SD

00250

Hardin County, Ohio  
Michael T. Bacon, Auditor

26-020005.0000  
B31

RES  
2025

sale

Eff Rate:- 49.68 — 43.90 — 46.27 — 45.98 — a/r

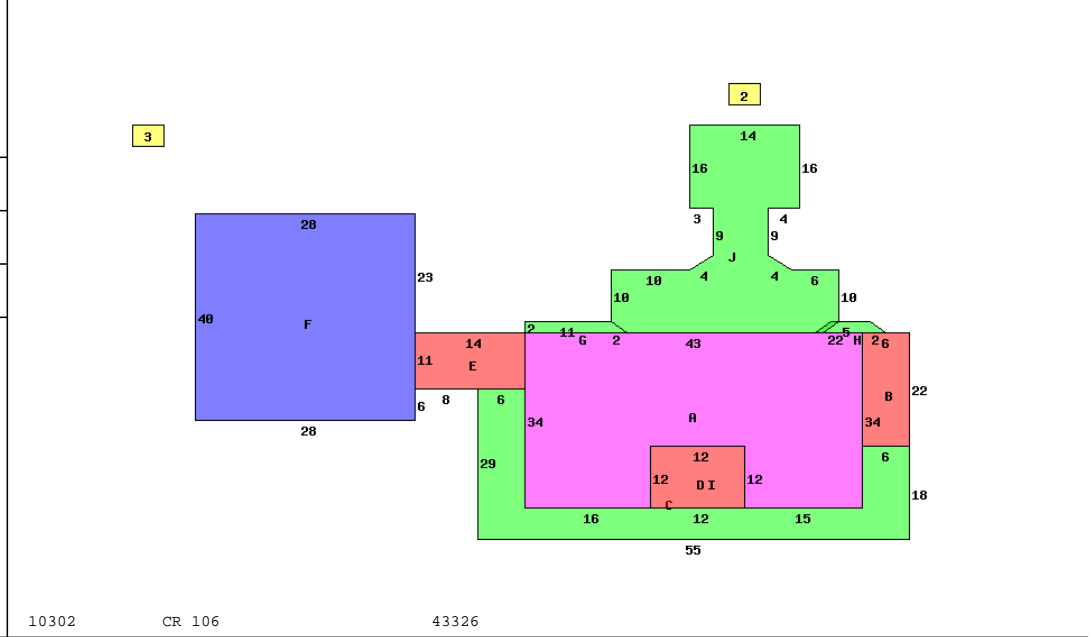
2022	TEMPLE TRACY A & ANNE	2012-03-23		
2023	TEMPLE TRACY A & ANNE	2012-03-23		
2024	TEMPLE TRACY A & ANNE	2012-03-23		
2025	TEMPLE TRACY A & ANNE R	2012-03-23	10054	6.152A
	10302 CR 106	1SD		
	KENTON OH 43326		\$305,000	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	6.1520	6.1520	6.1520	6.1520	
Land100%	24090	34110	34110	34110	34110
Bldg100%	293970	341260	341260	341260	341260
Totl100%	318060t	375370t	375370t	375370t	375370t
Cauv100%					
Tax Value:					
Land 35%	8430	11940	11940	11940	11940
Bldg 35%	102890	119440	119440	119440	119440
Totl 35%	111320t	131380t	131380t	131380t	131380t
Hmstd35%	97420	112340	112340	112340	
Owner Oc	94.26	99.14	99.04	98.76	
Hmstd RB					
Net Tax	5005.50	5204.26	5517.16	5479.72	
Sp-Asmnt	29.29	29.29	76.32	76.32	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1HB	F	M		1318		b	ADDN
1 B	F	A		132		c	PORCH
1 B	OFF	P		540	16200	d	ADDN
1	F	A		144		e	ADDN
1	F/C	A		154		f	GRAGE
1	F3	G		1120	26880	g	PORCH
1	OH	P		24	910	h	PORCH
1	OH	P		14	530	i	OTHER
1	CATH	X		144		j	PORCH
1	DK	P		661	9920		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
109	1	2012-03-23	TEMPLE TRACY A & ANNE R	1SD	305000	21970	206860
322	1	1995-04-26	OSBORN MICHAEL N & RHOND	WD	20000	7110	0
Year	Land	Bldg	Total	Net Tax			
2021	8430	102890	111320	5024.52			
2020	8430	102890	111320	4337.96			

project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025



10302 CR 106 43326

Occupancy	1 Single Family	*DWELLING COMPUTATIONS	Sq-Ft	Value
Story Height	1H	Main	FRAME	1748 129140
Floor Level		Part Upper	FRAME	1318 39090
		Qtr Story	FRAME	1120 4370
		Basement		1594 29490
		Subtotal		202090
Shingle		Roof	GABLE	
		B 1 2 U A		
Plaster/Drywall		X X	Fireplaces	2000
Unfinished Wall		X	Air Conditioning	5300
Floor/Hardwood		X	Plumbing	4900
Floor/Carpet		X	Garages and Carpets	26880
Number of Rooms	1 5 3		Extra Features	30680
Bedrooms	1 2		Total Value	271850
Fireplace			PUB ELECTRIC	
Openings	1		PUB GAS	
Stacks	1		PRIV WATER	
Insulation	F		PRIV SEWER	
Central Heat	A		PUB PAVED ST/RD	
FORCED AIR				
Central A/C	A		Neighborhood:	
Plumbing			Code:	2600
Standard	1		Dwl/Gar/NC%	1.1100
Extra 3 Fixture	1			
Extra 2 Fixture	2			

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Cond	Replace	Phy	Fnc	True
1 DWELLING	1HB F		3066		B	1995GD		353410	.22		305980
2 POND	*.27AC		0			OLD/		0			0
3 Pole Build		56X70	3920		C	2015AV		47040	.25		35280
homesite	acres/	effective	depth	depth	actual	effective	extended	true			
small acreage	frontage	frontage	depth	factor	rate	rate	value	value			
	1.0000	5000			15000	15000	15000	15000			
	5.1520	5000			3710	3710	19110	19110			