LYNN TWP
KENTON SD 00250

Hardin County, Ohio
Michael T. Bacon, Auditor

26-020005.0000 RES
B31 2026

sale

2023 TEMPLE TRACY A & ANNE	2012-03-23	
2024 TEMPLE TRACY A & ANNE	2012-03-23	
2025 TEMPLE TRACY A & ANNE	2012-03-23	
2026 TEMPLE TRACY A & ANNE R	2012-03-23 10054 6.152A	
10302 CR 106	1SD	
	$305,000	
KENTON OH 43326		

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

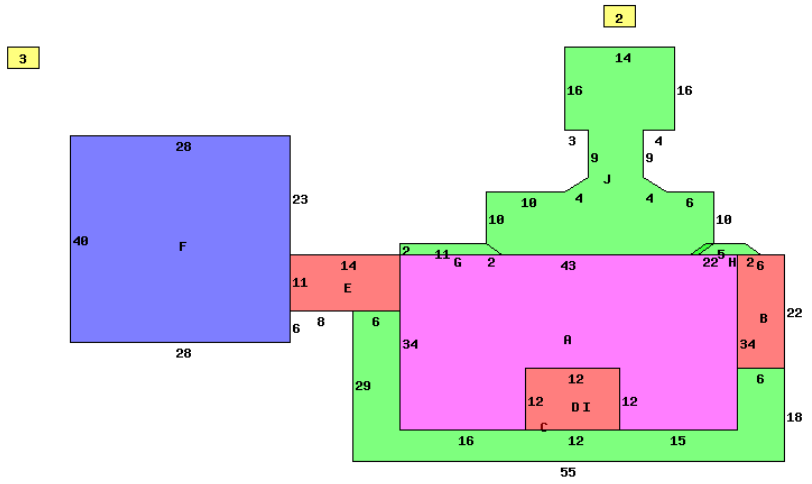
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	6.1520	6.1520	6.1520	6.1520	6.1520			
Land100%	34110	34110	34110	34110		34110	36370	36360
Bldg100%	341260	341260	341260	341260		341260	421200	421200
Totl100%	375370t	375370t	375370t	375370t		375370t	457570t	457560t
Cauv100%								
Tax Value:								
Land 35%	11940	11940	11940	11940		11940	12730	12730
Bldg 35%	119440	119440	119440	119440		119440	147420	147420
Totl 35%	131380t	131380t	131380t	131380t		131380t	160150t	160150t
Hmstd35%	112340	112340	112340	112340		112340	141110	
Owner Oc	99.14	99.04	98.76	98.76	98.76	hmstd 5250 l 107090 b		
Hmstd RB								
Net Tax	5204.26	5517.16	5479.72	5479.72	5479.72			
Sp-Asmnt	29.29	76.32	76.32	76.32				

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

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
2022	8430	102890	111320	5005.50
2021	8430	102890	111320	5024.52

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				
Floor Level	Main	FRAME	1748	129140
	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		
Unfinished Wall	X				
Floor/Hardwood		X			
Floor/Carpet		X			
Number of Rooms	1	5	3		
Bedrooms		1	2		

Fireplaces	2000	Fireplace	
Air Conditioning	5300	Openings	1
Plumbing	4900	Stacks	1
Garages and Carports	26880	Insulation	F
Extra Features	30680	Central Heat	A
Total Value	271850	FORCED AIR	
		Central A/C	A
PUB ELECTRIC		Plumbing	
PUB GAS		Standard	1
PRIV WATER		Extra 3 Fixture	1
PRIV SEWER		Extra 2 Fixture	2
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	1HB F		3066		B	1995GD	353410	.22		385920
2	POND	*.27AC		0			OLD/	0			0
3	Pole Build		56X70	3920		C	2015AV	47040	.25		35280

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	5.1520				5000	3710	19110	19110

Call Back: Sign: PSN Date: 2016-01-26 Lister: