

LYNN TWP  
KENTON SD

00250

Hardin County, Ohio  
Michael T. Bacon, Auditor

26-020033.0000  
C01

RES  
2023

sale

Eff Rate:- 43.72 — 49.85 — 49.68 — 43.90 — a/r

2020 SHEPHERD DAVID A & ST	2019-10-25			
2021 SHEPHERD DAVID A & ST	2019-10-25			
2022 SHEPHERD DAVID A & ST	2019-10-25			
2023 SHEPHERD DAVID A & STAC	2019-10-25	10054	13938	5.26A
10976 TR 115	1SD			
	\$224,000			
KENTON OH 43326	11.0-05-02-033			

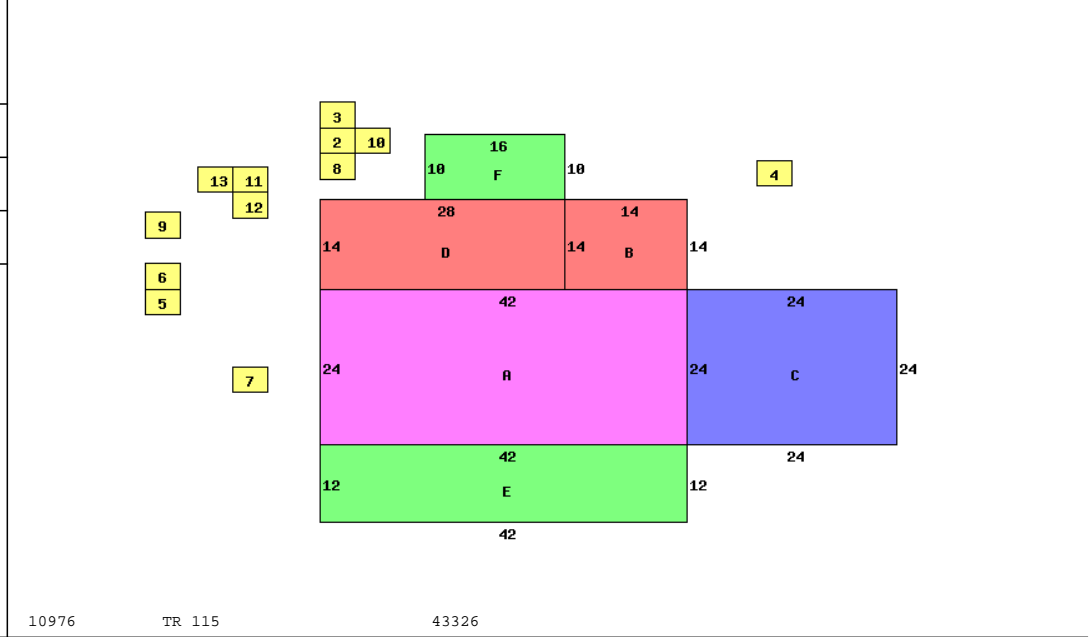
Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	511	511	511	511	511
Acres	5.2600	5.2600	5.2600	5.2600	
Land100%	22660	22660	22660	22660	31780
Bldg100%	99860	99860	99860	165340	165340
Totl100%	122510t	122510t	122510t	197110t	197120t
Cauvl00%					
Tax Value:					
Land 35%	7930	7930	7930	11120	11120
Bldg 35%	34950	34950	34950	57870	57870
Totl 35%	42880t	42880t	42880t	68990t	68990t
Hmstd35%	27640	27640	27640	47290	
Owner Oc	26.94	26.74	26.74	41.74	hmstd 5250 l 42040 b
Hmstd RB					
Net Tax	1680.60	1944.98	1937.68	2743.18	
Sp-Asmnt	23.20	23.20	23.20	23.20	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 B	F	M		1008			
1	F/C	A		196			ADDTN
1	F/C	G		576	13820		GRAGE
	F/C	A		392			ADDTN
	OFF	P		504	15120		PORCH
	DK	P		160	2400		PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
483	1	2019-10-25	SHEPHERD DAVID A & STACIA	1SD	224000	22060	89260
187	1	1998-04-10	NEWLAND PAUL R JR & CHRIS	1FD	75000	12540	56740

Year	Land	Bldg	Total	Net Tax
2019	7720	31240	38960	1468.14
2018	7720	31240	38960	1469.74

Project  
902 MAIN DISTRICT CONSERVANCY XA/2023  
500 HARDIN COUNTY LANDFILL XA/2023



10976 TR 115 43326

Occupancy	1 Single Family	*DWELLING COMPUTATIONS		
Story Height	1	Sq-Ft Value		
Floor Level	Main	FRAME	1596	125400
	Basement		1008	18790
	Subtotal			144190
Shingle	Roof	GABLE		
	B 1 2 U A			
Plaster/Drywall	X	Fireplaces		2000
Unfinished Wall	X	Air Conditioning		2830
Floor/Pine	X	Garages and Carports		13820
Floor/Carpet	X	Extra Features		17520
Number of Rooms	1 4	Total Value		180360
Bedrooms	2			
Fireplace		PUB ELECTRIC		
Openings	1	PRIV WATER		
Stacks	1	PRIV SEWER		
Central Heat	A	PUB PAVED ST/RD		
FORCED AIR		Neighborhood:		
Central A/C	A	Code:		2600
Plumbing		Dwl/Gar/NC%		1.1100
Standard	1			

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True	
1 DWELLING	1 B F	1596	Rate	Grade	Cond	Value	Dpr	Value	
2 Garage		24X30	720	C	OLD/GD	180360	.40	120120	
3 Shed		16X30	480	D	1976AV	13820	.65	5370	
4 Shed	*PP	8X10	80		2001AV	4610	.55	2070	
5 POND	*.25A		0		OLD/	0		0	
6 P	DK	14X14	196	C	2000AV	2940	.55	1320	
7 Shed	*PP	8X14	112		OLD/FR	0		0	
8 P	OFFP	14X24	336	D	OLD/FR	8060	.70	2420	
9 Shelter		24X30	720	C	2015AV	7740	.25	5810	
10 P	CAN	10X20	200	C	2001AV	1600	.55	720	
11 RETAIL		24X52	1248	14.08	C	2016AV	17570	.10	15810
12 P	OFFP	8X44	352	C	2016AV	10560	.25	7920	
13 P	OFFP	7X24	168	C	2016AV	5040	.25	3780	
homesite	1.0000	effective	depth	actual	effective	extended	true		
small acreage	4.2600	frontage	depth	rate	rate	value	value		
				15000	15000	15000	15000		
				5000	3940	16780	16780		

Call Back: Sign: PSN Date: 2017-06-21 Lister: 26-020033.0000-v082020R  
Call Back: Sign: PSN Date: 2017-06-21 Lister: