

LYNN TWP
KENTON SD

00250

Hardin County, Ohio
Michael T. Bacon, Auditor

26-020033.0000
C01

RES
2025

sale

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

2022 SHEPHERD DAVID A & ST	2019-10-25				
2023 SHEPHERD DAVID A & ST	2019-10-25				
2024 SHEPHERD DAVID A & ST	2019-10-25				
2025 SHEPHERD DAVID A & STAC	2019-10-25	10054	13938	5.26A	
10976 TR 115	1SD				
KENTON OH 43326	\$224,000				

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	5.2600	5.2600	5.2600	5.2600	
Land100%	22660	31770	31770	31770	31780
Bldg100%	99860	165340	165340	165340	165340
Totl100%	122510t	197110t	197110t	197110t	197120t
Cauv100%					
Tax Value:					
Land 35%	7930	11120	11120	11120	11120
Bldg 35%	34950	57870	57870	57870	57870
Totl 35%	42880t	68990t	68990t	68990t	68990t
Hmstd35%	27640	47290	47290	47290	
Owner Oc	26.74	41.74	41.68	41.56	hmstd 5250 l 42040 b
Hmstd RB					
Net Tax	1937.68	2743.18	2907.50	2887.80	
Sp-Asmnt	23.20	23.20	52.44	52.44	

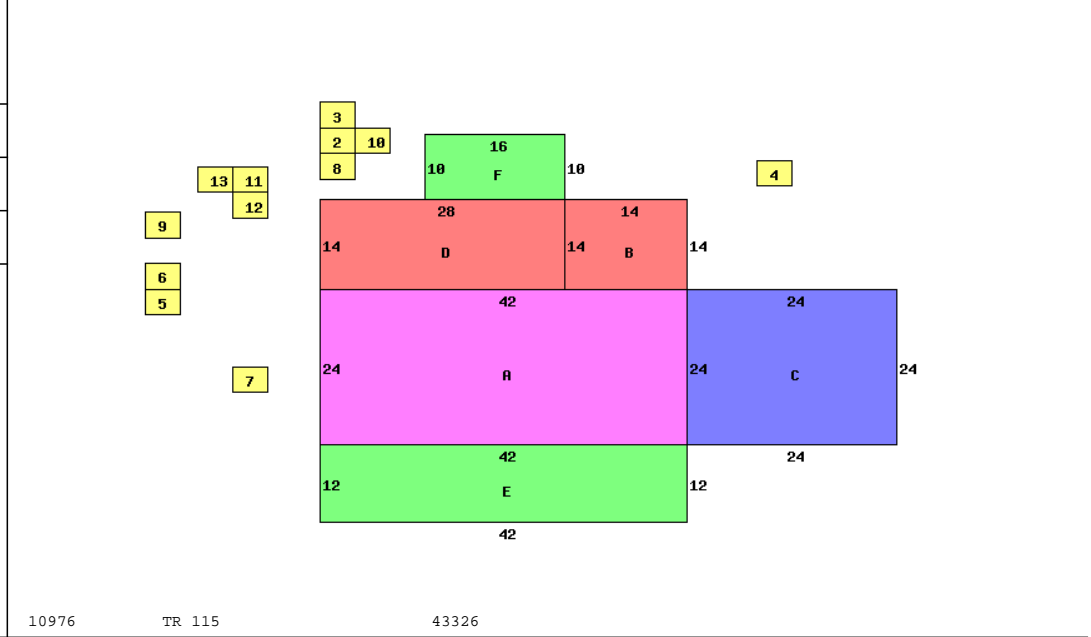
SHB+ 1 B 1	CONS F	TYPE M	FACT A	SQ-FT 1008	VALUE 13820	a *MAIN
	F/C	A	A	196		b ADDTN
	F/C	G	A	576		c GRAGE
	OFF	P	A	392		d ADDTN
	DK	P	P	504	15120	e PORCH
				160	2400	f PORCH

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
2021	7930	34950	42880	1944.98
2020	7930	34950	42880	1680.60

Project
902 MAIN DISTRICT CONSERVANCY XA/2025
500 HARDIN COUNTY LANDFILL XA/2025

ben acres / % factor



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	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 B F	1596			C	OLD/GD		180360	.40		120120
2 Garage		24X30	720		D	1976AV		13820	.65		5370
3 Shed		16X30	480		D	2001AV		4610	.55		2070
4 Shed	*PP	8X10	80			OLD/		0			0
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	OFF	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	OFF	8X44	352		C	2016AV		10560	.25		7920
13 P	OFF	7X24	168		C	2016AV		5040	.25		3780
		acres/	effective	depth	actual	effective	extended	true			
		frontage	frontage	depth	rate	rate	value	value			
homesite		1.0000			15000	15000	15000	15000			
small acreage		4.2600			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: