

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				
		\$224,000			
KENTON OH 43326					

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

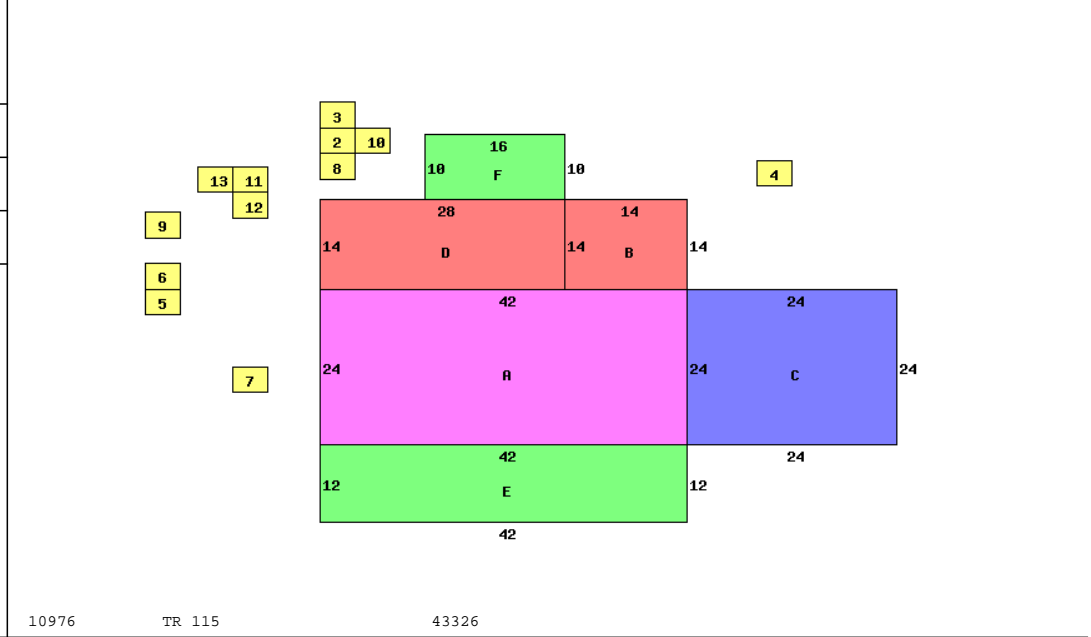
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1008		a	*MAIN
1	F/C	A		196		b	ADDTN
1	F/C	G		576	13820	c	GRAGE
	F/C	A		392		d	ADDTN
	OFF	P		504	15120	e	PORCH
	DK	P		160	2400	f	PORCH

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	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
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	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: