LYNN TWP
KENTON SD 00250

Hardin County, Ohio
Michael T. Bacon, Auditor

26-020033.0000 RES
C01 2026

sale

2023 SHEPHERD DAVID A & ST	2019-10-25	
2024 SHEPHERD DAVID A & ST	2019-10-25	
2025 SHEPHERD DAVID A & ST	2019-10-25	
2026 SHEPHERD DAVID A & STAC	2019-10-25 10054 13938	5.26A
10976 TR 115	1SD	
	$224,000	
KENTON OH 43326		

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

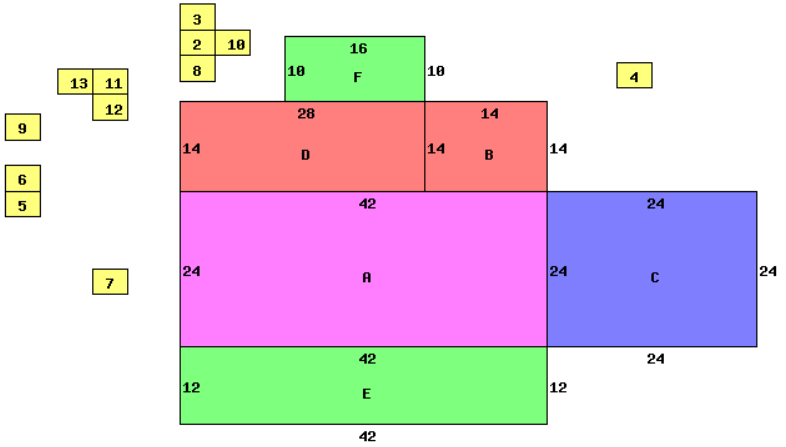
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	5.2600	5.2600	5.2600	5.2600	5.2600			
Land100%	31770	31770	31770	31770		31770	34030	34030
Bldg100%	165340	165340	165340	165340		165340	198110	198120
Totl100%	197110t	197110t	197110t	197110t		197110t	232140t	232150t
Cauv100%								
Tax Value:								
Land 35%	11120	11120	11120	11120		11120	11910	11910
Bldg 35%	57870	57870	57870	57870		57870	69340	69340
Totl 35%	68990t	68990t	68990t	68990t		68990t	81250t	81250t
Hmstd35%	47290	47290	47290	47290		47290	59070	
Owner Oc	41.74	41.68	41.56	41.56	41.56	hmstd 5250 l	42040 b	
Hmstd RB								
Net Tax	2743.18	2907.50	2887.80	2887.80	2887.80			
Sp-Asmnt	23.20	52.44	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
	F2	G		576	13820	c	GRAGE
1	F/C	A		392		d	ADDTN
	OFP	P		504	15120	e	PORCH
	DK	P		160	2400	f	PORCH

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

Year	Land	Bldg	Total	Net Tax
2022	7930	34950	42880	1937.68
2021	7930	34950	42880	1944.98

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



10976 TR 115 43326

Occupancy 1 Single Family *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
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		
		PUB ELECTRIC	
Fireplace		PRIV WATER	
Openings	1	PRIV SEWER	
Stacks	1	PUB PAVED ST/RD	
Central Heat	A		
FORCED AIR		Neighborhood:	
Central A/C	A	Code:	2600
Plumbing		Dwl/Gar/NC%	1.4000
Standard	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	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		151500
2	Garage		24X30	720		D	1976AV	13820	.65		6770
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	OFP	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	OFP	8X44	352		C	2016AV	10560	.25		7920
13	P	OFP	7X24	168		C	2016AV	5040	.25		3780

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	4.2600				5000	3940	16780	16780

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