LYNN TWP
KENTON SD 00250

Hardin County, Ohio
Michael T. Bacon, Auditor

26-020037.0000 RES
B25 2024

sale

2021 SHELDON CHARLES
2022 SHELDON CHARLES
2023 SHELDON CHARLES
2024 SHELDON CHARLES 10054 2.00A
10501 CR 106
$0
KENTON OH 43326

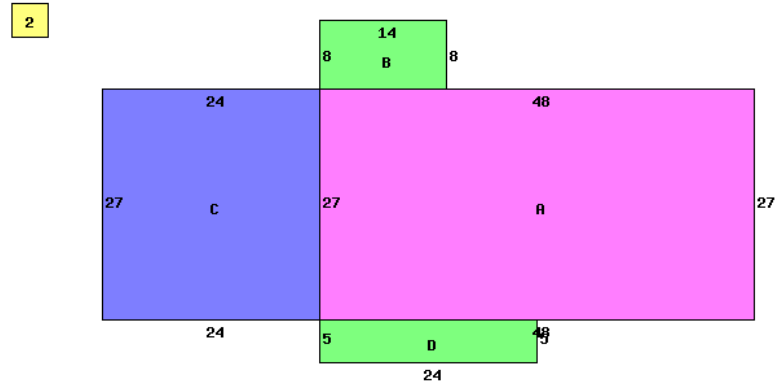
Eff Rate:- 49.85 — 49.68 — 43.90 — 46.27 — a/r

Tax Year	2021	2022	2023	2024		CAMA
Prop Cls	511	511	511	511		511
Acres	2.0000	2.0000	2.0000	2.0000		
Land100%	15600	15600	20000	20000		20000
Bldg100%	95310	95310	116090	116090		116090
Totl100%	110910t	110910t	136090t	136090t		136090t
Cauv100%						
Tax Value:						
Land 35%	5460	5460	7000	7000		7000
Bldg 35%	33360	33360	40630	40630		40630
Totl 35%	38820t	38820t	47630t	47630t		47630t
Hmstd35%	35540	35540	43380	43380		
Owner Oc	34.38	34.38	38.28	38.24	hmstd 5250 l	38130 b
Hmstd RB	393.86	392.36	362.10	410.26		
Net Tax	1356.78	1351.66	1522.30	1587.56		
Sp-Asmnt	23.28	23.28	23.28	42.77		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	B/C	M		1296		a	*MAIN
	STP	P		112	450	b	PORCH
	B2	G		648	18140	c	GRAGE
	OFP	P		120	3600	d	PORCH

Year	Land	Bldg	Total	Net Tax
2020	5460	33360	38820	1171.34
2019	5250	29270	34520	964.12

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2024			
500 HARDIN COUNTY LANDFILL	XA/2024			



10501 CR 106 43326

Occupancy 1 Single Family

Story Height 1
Floor Level Main BRICK
Subtotal
Shingle Roof HIP

B 1 2 U A

Plaster/Drywall	X
Floor/Carpet	X
Floor/Tile-Lino	X
Number of Rooms	6
Bedrooms	3
Central Heat	A
ELECTRIC	
Plumbing	
Standard	1

*DWELLING COMPUTATIONS

	Sq-Ft	Value
	1296	118000
Subtotal		118000

Garages and Carports	18140
Extra Features	4050
Total Value	140190

PUB ELECTRIC
PRIV WATER
PRIV SEWER
PUB PAVED ST/RD
Topo: ROLLING

Neighborhood:
Code: 2600
Dwl/Gar/NC% 1.1100

	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/C		1296		C	1978AV	140190	.30		108930
2	Garage		24X32	768		C	1990AV	18430	.65		7160

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				15000	15000	15000	15000
small acreage	1.0000				5000	5000	5000	5000

Call Back: Sign: PSN Date: 2015-03-30 Lister: 26-020037.0000-v082020R