LYNN TWP
KENTON SD 00250

Hardin County, Ohio
Michael T. Bacon, Auditor

26-020037.0000 RES
B25 2026

sale

2023 SHELDON CHARLES
2024 SHELDON CHARLES
2025 SHELDON CHARLES
2026 SHELDON CHARLES 10054 2.00A
10501 CR 106
$0
KENTON OH 43326

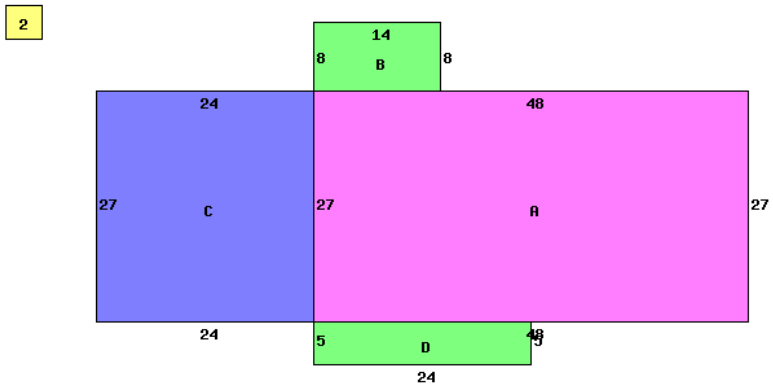
Eff Rate: – 43.90 — 46.27 — 45.98 — 45.98 — a/r

	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	511	511	511	511	0	511	511	511
Acres	2.0000	2.0000	2.0000	2.0000	2.0000			
Land100%	20000	20000	20000	20000		20000	22260	22250
Bldg100%	116090	116090	116090	116090		116090	146430	146420
Totl100%	136090t	136090t	136090t	136090t		136090t	168690t	168670t
Cauv100%								
Tax Value:								
Land 35%	7000	7000	7000	7000		7000	7790	7790
Bldg 35%	40630	40630	40630	40630		40630	51250	51250
Totl 35%	47630t	47630t	47630t	47630t		47630t	59040t	59030t
Hmstd35%	43380	43380	43380	43380		43380	54130	
Owner Oc	38.28	38.24	38.14	38.14	38.14	hmstd 5250 l 38130 b		
Hmstd RB	362.10	410.26	422.08	422.08	422.08			
Net Tax	1522.30	1587.56	1562.18	1562.18	1562.18			
Sp-Asmnt	23.28	42.77	42.77	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
2022	5460	33360	38820	1351.66
2021	5460	33360	38820	1356.78

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



10501 CR 106 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	BRICK	1296	118000
	Subtotal			118000
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	X	Garages and Carports	18140
Floor/Carpet	X	Extra Features	4050
Floor/Tile-Lino	X	Total Value	140190
Number of Rooms	6		
Bedrooms	3	PUB ELECTRIC	
		PRIV WATER	
Central Heat	A	PRIV SEWER	
ELECTRIC		PUB PAVED ST/RD	
Plumbing		Topo: ROLLING	
Standard	1		
		Neighborhood:	
		Code:	2600
		Dwl/Gar/NC%	1.4000

	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		137390
2	Garage		24X32	768		C	1990AV	18430	.65		9030

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

Call Back: Sign: PSN Date: 2015-03-30 Lister:

26-020037.0000-v082020R