LYNN TWP
KENTON SD 00250

Hardin County, Ohio
Michael T. Bacon, Auditor

26-020055.0000 RES
B22 2026

sale

2023 REFFNER JOSHUA A & TI	2022-11-14	
2024 REFFNER JOSHUA A & TI	2022-11-14	
2025 REFFNER JOSHUA A & TI	2022-11-14	
2026 REFFNER JOSHUA A & TIA	2022-11-14 10054	3.002A
10273 CR 106	1SD	
	$27,500	
KENTON OH 43326		

Orig Tax Year 2007
Parent: 26-020003.0000

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

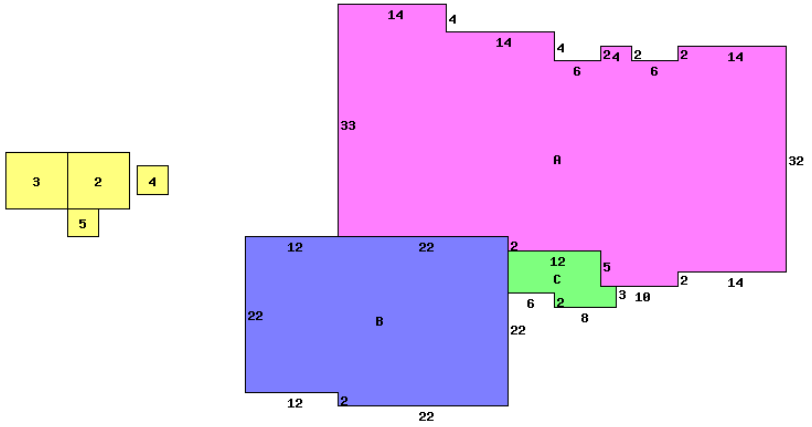
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	501	501	511	511	0	511	511	511
Acres	3.0020	3.0020	3.0020	3.0020	3.0020			
Land100%	25000	25000	25000	25000		25000	27260	27260
Bldg100%			250600	250600		250600	304770	304760
Totl100%	25000t	25000t	275600t	275600t		275600t	332030t	332020t
Cauv100%								
Tax Value:								
Land 35%	8750	8750	8750	8750		8750	9540	9540
Bldg 35%			87710	87710		87710	106670	106670
Totl 35%	8750t	8750t	96460t	96460t		96460t	116210t	116210t
Hmstd35%			77810	77810		77810	97560	
Owner Oc			68.40	68.40	68.40	hmstd 5250 l	72560 b	
Hmstd RB								
Net Tax	353.22	374.04	4027.34	4027.34	4027.34			
Sp-Asmnt	2.61	9.49	27.49	27.49				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1818		a	*MAIN
	F	G		792	19010	b	GRAGE
	OFP	P		90	2700	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
591	1	2022-11-14	REFFNER JOSHUA A & TIA L	1SD	27500	18600	0
63	1	2022-02-03	MARSH CHRISTINA	1WD	20000	18600	0
570	1	2006-09-15	MARSH NATHAN L	1WD	15000	0	0

Year	Land	Bldg	Total	Net Tax
2022	6510	0	6510	298.22
2021	6510	0	6510	299.34

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



10273 CR 106 43326

Occupancy 1 Single Family

Story Height 1

Floor Level			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	1818	130110
	Basement		1818	33490
	Subtotal			163600

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	3180
Unfinished Wall	X	Plumbing	2100
Number of Rooms	1	Garages and Carports	19010
Bedrooms	3	Extra Features	2700
		Total Value	190590
Central Heat	A		
FORCED AIR		PUB GAS	
Central A/C	A	PUB WATER	
Plumbing		PUB SEWER	
Standard	1	PUB PAVED ST/RD	
Extra 3 Fixture	1	Topo: ROLLING	
		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 F		1818		C	2024AV	190590	.02		261490
2	Pole Build		40X60	2400		C	2024AV	28800	.05		27360
3	P	CAN	12X40	480		C	2024AV	3840	.05		3650
4	P	OFP		420		C	2024AV	12600	.05		11970
5	P	PAT	10X10	100		C	2024AV	300	.05		290

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	2.0020				5000	5000	10010	10010

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

26-020055.0000-v082020R