LYNN TWP
KENTON SD 00250

Hardin County, Ohio
Michael T. Bacon, Auditor

26-040038.0000 RES
F11 2026

## sale

| | | |
|---|---|---|
| 2023 FLINN GARY L & JANET | 2001-06-27 | |
| 2024 FLINN GARY L & JANET | 2001-06-27 | |
| 2025 FLINN GARY L & JANET | 2001-06-27 | |
| 2026 FLINN GARY L & JANET K | 2001-06-27 13433 - 12162 | 5.345A |
| 8645 CR 130 | 1WD | |
| | $0 | |
| KENTON OH 43326 | | |

Orig Tax Year 2002
Parent: 26-040004.0000

Eff Rate: 43.90 46.27 45.98 45.98 a/r

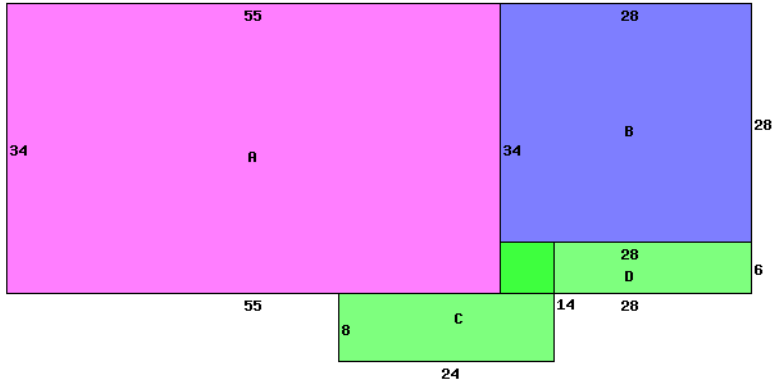
| | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
|---|---|---|---|---|---|---|---|---|
| Tax Year | | | | | | | | |
| Prop Cls | 511 | 511 | 511 | 511 | 0 | 511 | 511 | 511 |
| Acres | 5.3450 | 5.3450 | 5.3450 | 5.3450 | 5.3450 | | | |
| Land100% | 32030 | 32030 | 32030 | 32030 | | 32030 | 34290 | 34280 |
| Bldg100% | 152800 | 152800 | 152800 | 152800 | | 152800 | 192740 | 192730 |
| Totl100% | 184830t | 184830t | 184830t | 184830t | | 184830t | 227030t | 227010t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 11210 | 11210 | 11210 | 11210 | | 11210 | 12000 | 12000 |
| Bldg 35% | 53480 | 53480 | 53480 | 53480 | | 53480 | 67460 | 67460 |
| Totl 35% | 64690t | 64690t | 64690t | 64690t | | 64690t | 79460t | 79450t |
| Hmstd35% | 58730 | 58730 | 58730 | 58730 | | 58730 | 73500 | |
| Owner Oc | 51.82 | 51.78 | 51.62 | 51.62 | 51.62 | hmstd 5250 l | 53480 b | |
| Hmstd RB | | | | | | | | |
| Net Tax | 2559.52 | 2713.58 | 2695.16 | 2695.16 | 2695.16 | | | |
| Sp-Asmnt | 36.86 | 61.93 | 67.90 | 67.90 | | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 B | F | M | | 1870 | | a | *MAIN |
| | F2 | G | | 784 | 18820 | b | GRAGE |
| | DK | P | | 228 | 3420 | c | PORCH |
| | RFX | P | | 168 | 1680 | d | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|
| 284 | 1 | 2001-06-27 | FLINN GARY L & JANET K | 1WD * | 0 | 0 | 0 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 7980 | 50940 | 58920 | 2645.68 |
| 2021 | 7980 | 50940 | 58920 | 2655.74 |

| project | | ben acres | / % | factor |
|---|---|---|---|---|
| 500 HARDIN COUNTY LANDFILL | XA/2025 | | | |
| 156 MCCOY 937 - SCIOTO | XA/2025 | | | |
| 902 MAIN DISTRICT CONSERVANCY | XA/2025 | | | |




8645 CR 130 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| Floor Level | Main | FRAME | 1870 | 132360 |
| | Basement | | 1870 | 34450 |
| | Subtotal | | | 166810 |
| Shingle | Roof | GABLE | | |

B 1 2 U A

| | | | |
|---|---|---|---|
| Plaster/Drywall | D | Air Conditioning | 3270 |
| Unfinished Wall | X | Plumbing | 2100 |
| Floor/Carpet | X | Garages and Carports | 18820 |
| Floor/Concrete | X | Extra Features | 5100 |
| Floor/Tile-Lino | X | Total Value | 196100 |
| Number of Rooms | 1 5 | | |
| Bedrooms | 3 | PUB ELECTRIC | |
| | | PRIV WATER | |
| Central Heat | A | PRIV SEWER | |
| FORCED AIR | | PUB PAVED ST/RD | |
| Central A/C | A | | |
| Plumbing | | Neighborhood: | |
| Standard | 1 | Code: | 2600 |
| Extra 3 Fixture | 1 | 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 | | 1870 | | C- | 2002AV | 176490 | .22 | | 192730 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| homesite | 1.0000 | | | | 17250 | 17250 | 17250 | 17250 |
| small acreage | 4.3450 | | | | 5000 | 3920 | 17030 | 17030 |

Call Back: Sign: PSN Date: 2015-04-03 Lister: