LYNN TWP
KENTON SD 00250

Hardin County, Ohio
Michael T. Bacon, Auditor

26-050002.0000 AGR
D01 2025

sale

2022	DAVIDS MAJESTA M LIVI	1996-11-15	
2023	DAVIDS MAJESTA M LIVI	1996-11-15	
2024	STEINER EDWIN JARED &	2023-11-08	
2025	STEINER EDWIN JARED & D	2023-11-08 11067	319.74A
	11247 CR 130	1FD	
		$3,200,000	
	KENTON OH 43326		

Eff Rate: – 49.68 — 43.90 — 46.27 — 45.98 — a/r

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	319.7400	319.7400	319.7400	319.7400	
Land100%	1748370	1911660	1911660	1911660	1911650
Bldg100%	80970	127710	127710	127710	127700
Totl100%	1829340t	2039370t	2039370t	2039370t	2039350t
Cauv100%	473890	913370	913370	913370	913370
Tax Value:					
Land 35%	165860	319680	319680	319680	669080
Bldg 35%	28340	44700	44700	44700	44700
Totl 35%	194200t	364380t	364380t	364380t	713770t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	8896.66	14708.86	15576.44	15471.80	
Cauv Sav	20435.26	14104.20	14936.10	14835.74	
Sp-Asmnt	771.82	771.82	861.84	733.22	

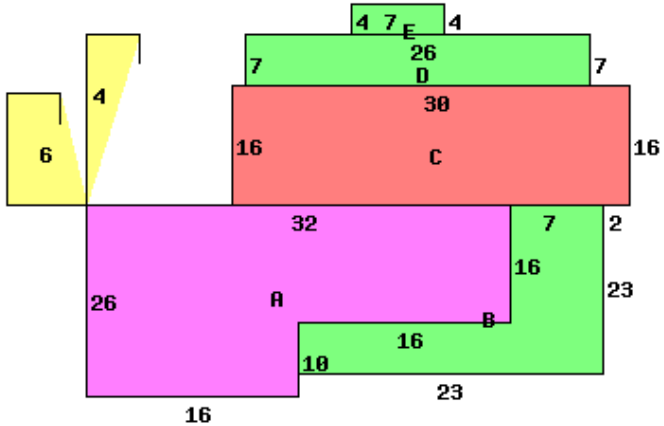
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		672		a	*MAIN
	OFP	P		273	8190	b	PORCH
1 BA	F	A		480		c	ADDTN
	EFP	P		182	7280	d	PORCH
	DK	P		28	420	e	PORCH

#: 24 25 L/W
260500240000 168.80a
260500250000 124.58a

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
486	1	2023-11-08	STEINER EDWIN JARED & DAW	1FD		3200000	1911660	127710
266	1	2023-07-09	DAVIDS ALBERT JEFFREY III	1AF	*	0	1748370	80970
513	1	1996-11-15	DAVIDS MAJESTA M TRUST	1QC	*	0	366140	53310
1002	1	1991-12-05		1QC	*	0	0	349030
863	0	1986-10-16			*	0	0	728230
862	0	1986-10-16			*	0	0	728230

Year	Land	Bldg	Total	Net Tax
2021	165860	28340	194200	8929.78
2020	165860	28340	194200	7733.32

	p r o j e c t		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025			
138	CARMEAN - SCIOTO RIVER	XA/2025			
154	RUHLEN - SCIOTO RIVER	XA/2025			
160	PADEN #903 - SCIOTO RIVER	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			



11247 CR 130 43326

Occupancy 1 Single Family

Story Height 2
Floor Level

			Sq-Ft	Value
	Main	FRAME	1152	102060
	Full Upper	FRAME	672	52250
	Qtr Story	FRAME	480	2120
	Basement		1152	21460
	Subtotal			177890
	Roof	GABLE		

*DWELLING COMPUTATIONS

Metal

B 1 2 U A

Plaster/Drywall	X X	X	480 sq ft	Attic Finish	8280
Unfinished Wall	X			Extra Features	15890
Floor/Pine	X X	X		Total Value	202060
Floor/Carpet	X				
Number of Rooms	1 5 4	1		PUB ELECTRIC	
Bedrooms	1 4			PRIV WATER	
				PRIV SEWER	
Central Heat	A				
FORCED AIR				Neighborhood:	
Plumbing				Code:	2600
Standard	1			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	2 B F		2304		C	OLD/GD	202060	.40	.15	114390
4	Pole Build		44X72	3168		C	1979AV	38020	.65		13310
6	Shed	*PP	8X14	112			OLD/	0			0

Tab #		S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	75.7510	6030	456780	2660	201500
C 2	BOB	BLOUNT SILT LOAM, 2	63.6844	5770	367460	2360	150300
C 39	PM	PEWAMO SILTY CLAY L	141.5458	6490	918630	3560	503900
W 1	BOA	BLOUNT SILT LOAM 0-	8.2626	3610	29830	770	6360
W 2	BOB	BLOUNT SILT LOAM, 2	4.4493	3130	13930	470	2090
W 39	PM	PEWAMO SILTY CLAY L	20.4781	5370	109970	1670	34200
C 51	WSTL	WASTE LAND	.4580	120	50	50	20
670	HSITE	HOMESITE	1.0000	15000	15000	15000	15000
980	ROAD	ROAD	4.1108				
			319.74		1911650	(100%)	913370
					669080	(35%)	319680

CAUV # 3429

Call Back: Sign: PSN Date: 2015-04-03 Lister: 26-050002.0000-v082020R