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	

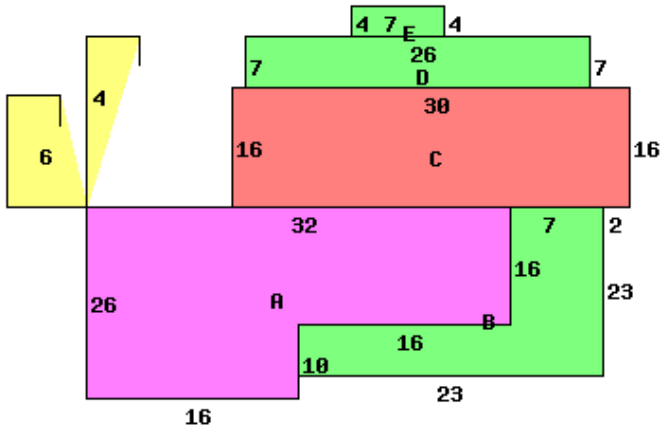
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		672		a	*MAIN
	OFP	P		273	8190	b	PORCH
1 BA	F	A		480		c	ADDTN
	EFP	P		182	7280	d	PORCH
	DK	P		28	420	e	PORCH

#: 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

project			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

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1152	102060
	Full Upper	FRAME	672	52250
	Qtr Story	FRAME	480	2120
	Basement		1152	21460
	Subtotal			177890
Metal	Roof	GABLE		

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		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