

LYNN TWP
KENTON SD

00250

Hardin County, Ohio
Michael T. Bacon, Auditor

26-060002.0000
D35

RES
2025

sale

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

2022	BOLEN RICKIE R & BILL	2006-07-14		
2023	BOLEN RICKIE R & BILL	2006-07-14		
2024	BOLEN RICKIE R & BILL	2006-07-14		
2025	BOLEN BILLIE J	2024-12-18	9261	2.197A
	12839 TR 95	1AF		
	KENTON OH 43326	\$0		

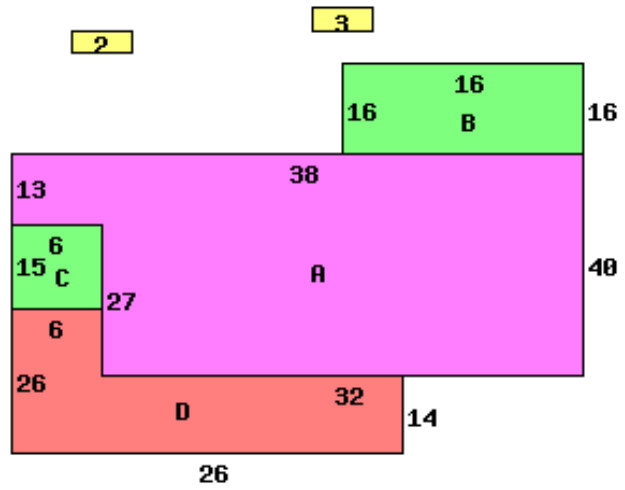
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	2.0000	2.0000	2.0000	2.1970	
Land100%	15600	20000	20000	21000	20990
Bldg100%	79570	99230	99230	99230	99240
Totl100%	95170t	119230t	119230t	120230t	120230t
Cauvl00%					
Tax Value:					
Land 35%	5460	7000	7000	7350	7350
Bldg 35%	27850	34730	34730	34730	34730
Totl 35%	33310t	41730t	41730t	42080t	42080t
Hmstd35%	32260	39980	39980	39980	
Owner Oc	31.22	35.28	35.24	35.14	
Hmstd RB					
Net Tax	1494.78	1649.24	1748.64	1751.60	
Sp-Asmnt	27.72	26.67	42.88	44.99	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE			
1	F/C	M		1358		a	*MAIN	
	OFF	P		256	7680	b	PORCH	
1	EFP	P		90	3600	c	PORCH	
	F	A		436		d	ADDTN	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
538	1	2024-12-18	BOLEN BILLIE J	1AF *	0	20000	99230
300	1	2006-07-14	BOELN RICKIE R & BILLIE	1SD *	0	12910	65600

Year	Land	Bldg	Total	Net Tax
2021	5460	27850	33310	1500.46
2020	5460	27850	33310	1295.02

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



12839 CR 95 43326

Occupancy	1 Single Family	*DWELLING COMPUTATIONS	Sq-Ft	Value
Story Height	1			
Floor Level	Main	FRAME	1794	130940
	Subtotal			130940
Metal	Roof	GABLE		
Plaster/Drywall	X	Extra Features		11280
Floor/Pine	X	Total Value		142220
Number of Rooms	8			
Bedrooms	3	PUB ELECTRIC		
Central Heat	A	PRIV WATER		
Floor/Wall	X	PRIV SEWER		
Plumbing		Neighborhood:		
Standard	1	Code:		2600
		Dwl/Gar/NC%		1.1100

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	FtxFt	Area	Grade	Cond	Value	Dpr	Dpr
2 Garage		1794	1500	C-	OLD/GD	128000	.40	85250
3 POND	*.27A	30X50	0	C	1973AV	360000	.65	13990
					OLD/	0		0
homesite	1.0000	effective	depth	actual	effective	extended	true	true
small acreage	1.1970	frontage	depth	rate	rate	value	value	value
				15000	15000	15000	15000	15000
				5000	5000	5990	5990	5990