

LYNN TWP
KENTON SD

00250

Hardin County, Ohio
Michael T. Bacon, Auditor

26-060010.0000
H05

AGR
2025

sale

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

2022 SHANKS CHARLES H ETAL	2014-08-29			
2023 SHANKS CHARLES H ETAL	2014-08-29			
2024 SHANKS CHARLES H ETAL	2014-08-29			
2025 SHANKS CHARLES H ETAL	2014-08-29	10276	51.50A	
7940 CR 150	3CT			
KENTON OH 43326	\$0			

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	51.5000	51.5000	51.5000	51.5000	
Land100%	285260	312910	312910	312910	312920
Bldg100%	56400	67140	67140	67140	67140
Totl100%	341660t	380060t	380060t	380060t	380060t
Cauv100%	82570	152230	152230	152230	152230
Tax Value:					
Land 35%	28900	53280	53280	53280	109520
Bldg 35%	19740	23500	23500	23500	23500
Totl 35%	48640t	76780t	76780t	76780t	133020t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2228.28	3099.38	3282.18	3260.12	
Cauv Sav	3249.90	2270.22	2404.14	2388.00	
Sp-Asmnt	203.92	181.51	212.61	269.65	

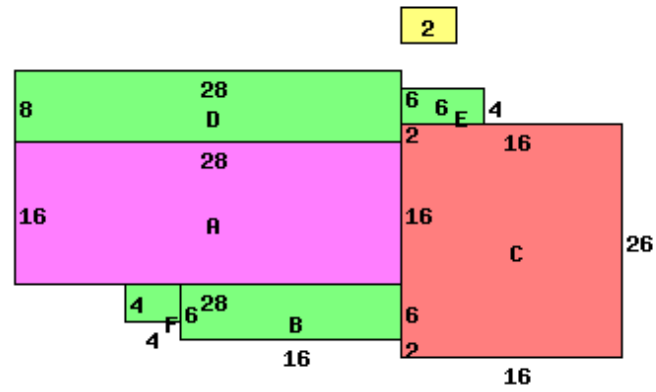
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		448		b	PORCH
	EMP	P		96	4320	c	ADDTN
1HB	F	A		416		d	PORCH
	FFP	P		224	8960	e	PORCH
	FFP	P		24	960	f	PORCH
	OFF	P		16	480		

#: 11 L/W
260600110000 20.75a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
439	3	2014-08-29	SHANKS CHARLES H ETAL	3CT *	0	159110	46340
9	5	1996-01-10	SHANKS JOLENE	5CT *	0	50200	34400

Year	Land	Bldg	Total	Net Tax
2021	28900	20970	49870	2293.14
2020	28900	20970	49870	1985.88

Project	ben acres	%	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
137 FLAT BRANCH - SCIOTO			XA/2025
153 BUTCHER - SCIOTO RIVER			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
156 MCCOY 937 - SCIOTO			XA/2025
168 EWING - SCIOTO			XA/2025



7940 CR 150 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS
Story Height 1H		Sq-Ft Value
Floor Level	Main	FRAME 864 98480
	Part Upper	FRAME 416 22960
	Basement	416 8000
	Subtotal	129440
Metal	Roof	GABLE
Plaster/Drywall	X X	Fireplaces 2000
Floor/Hardwood	X	Plumbing 2100
Floor/Pine	X X	Extra Features 15360
Number of Rooms	6 2	Total Value 148900
Bedrooms	1 2	
Fireplace		PUB ELECTRIC
Openings	1	PRIV WATER
Stacks	1	PRIV SEWER
Central Heat	A	Neighborhood:
HOT WATER		Code: 2600
Plumbing		Dwl/Gar/NC% 1.1100
Standard	1	
Extra 3 Fixture	1	

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 F/C		1280			C- 1920AV	134010	.55		66940
2 Shed		10X14	140			D 1900FR	1340	.70	.50	200
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv				
C 1	BOA BLOUNT SILT LOAM 0-	29.9627	6030	180680	2660	79700				
C 2	BOB BLOUNT SILT LOAM, 2	.3554	5770	2050	2360	840				
C 16	GVC2 GLYNWOOD CLAY LOAM	.0123	4750	60	1050	10				
C 39	PM PEWAMO SILTY CLAY L	14.2152	6490	92260	3560	50610				
W 1	BOA BLOUNT SILT LOAM 0-	2.5523	3610	9210	770	1970				
W 16	GVC2 GLYNWOOD CLAY LOAM	.6662	1460	970	230	150				
W 39	PM PEWAMO SILTY CLAY L	2.3633	5370	12690	1670	3950				
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000				
980	ROAD ROAD	.3726								
						51.5	312920	(100%)	152230	CAUV # 3576
							109520	(35%)	53280	

Call Back:

Sign: PSN Date: 2015-03-31 Lister:

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