LYNN TWP
KENTON SD 00250

Hardin County, Ohio
Michael T. Bacon, Auditor

26-060010.0000 AGR
H05 2026

sale

2023	SHANKS CHARLES H ETAL	2014-08-29		
2024	SHANKS CHARLES H ETAL	2014-08-29		
2025	SHANKS CHARLES H ETAL	2014-08-29		
2026	SHANKS CHARLES H ETAL	2014-08-29	10276	51.50A
	7940 CR 150	3CT		
		$0		
	KENTON OH 43326			

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	51.5000	51.5000	51.5000	51.5000	51.5000			
Land100%	312910	312910	312910	312910		312910	453600	453610
Bldg100%	67140	67140	67140	67140		67140	84630	84630
Totl100%	380060t	380060t	380060t	380060t		380060t	538230t	538240t
Cauv100%	152230	152230	152230	152230		312910	453600	149280
Tax Value:								
Land 35%	53280	53280	53280	53280		53280	52250	158760
Bldg 35%	23500	23500	23500	23500		23500	29620	29620
Totl 35%	76780t	76780t	76780t	76780t		76780t	81870t	188380t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	3099.38	3282.18	3260.12	3260.12	3260.12			
Cauv Sav	3249.90	2270.22	2404.14	2388.00				
Sp-Asmnt	181.51	212.61	269.65	269.65				

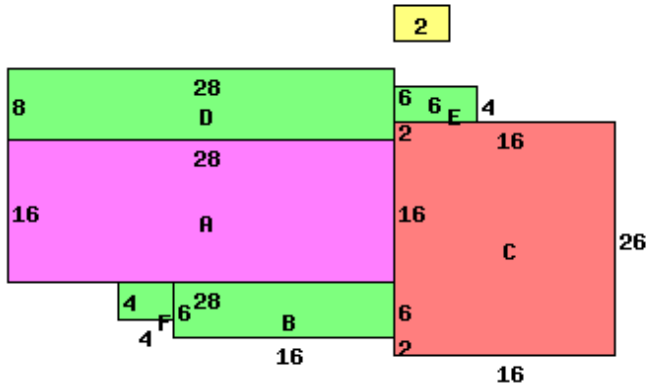
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		448		a	*MAIN
	EMP	P		96	4320	b	PORCH
1HB	F	A		416		c	ADDTN
	EFP	P		224	8960	d	PORCH
	EFP	P		24	960	e	PORCH
	OFP	P		16	480	f	PORCH

#: 11 L/W
2606001100000 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
2022	28900	19740	48640	2228.28
2021	28900	20970	49870	2293.14

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

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	864	98480
	Part Upper	FRAME	416	22960
	Basement		416	8000
	Subtotal			129440
Metal	Roof	GABLE		

B 1 2 U A

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		
			PUB ELECTRIC	
Fireplace			PRIV WATER	
Openings	1		PRIV SEWER	
Stacks	1			
Central Heat	A		Neighborhood:	
HOT WATER			Code:	2600
Plumbing			Dwl/Gar/NC%	1.4000
Standard	1			
Extra 3 Fixture	1			

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		1280		C-	1920AV	134010	.55		84430
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	8740	261870	2550	76410
C 2	BOB	BLOUNT SILT LOAM, 2	.3554	8370	2970	2230	790
C 16	GYC2	GLYNWOOD CLAY LOAM	.0123	6890	80	870	10
C 39	PM	PEWAMO SILTY CLAY L	14.2152	9410	133770	3450	49040
W 1	BOA	BLOUNT SILT LOAM 0-	2.5523	5230	13350	230	590
W 16	GYC2	GLYNWOOD CLAY LOAM	.6662	2120	1410	230	150
W 39	PM	PEWAMO SILTY CLAY L	2.3633	7790	18410	230	540
670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
980	ROAD	ROAD	.3726				
			51.5		453610	(100%)	149280
					158760	(35%)	52250

CAUV # 3576

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