LYNN TWP
KENTON SD 00250

Hardin County, Ohio
Michael T. Bacon, Auditor

26-070009.0000 AGR
J24 2025

## sale

| | | |
|---|---|---|
| 2022 KAHLER WILLIAM R & HE | 1986-03-03 | |
| 2023 KAHLER WILLIAM R & HE | 1986-03-03 | |
| 2024 KAHLER WILLIAM R & HE | 1986-03-03 | |
| 2025 KAHLER HELEN A | 2024-12-11 12093 | 37.50A |
| 15695 CR 115 | 1AF | |
| | $0 | |
| KENTON OH 43326 | | |

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

| | 2022 | 2023 | 2024 | 2025 | | |
|---|---|---|---|---|---|---|
| Tax Year | | | | | | CAMA |
| Prop Cls | 111 | 111 | 111 | 111 | | 111 |
| Acres | 37.5000 | 37.5000 | 37.5000 | 37.5000 | | |
| Land100% | 163340 | 179740 | 179740 | 179740 | | 179740 |
| Bldg100% | 204200 | 216340 | 216340 | 216340 | | 216350 |
| Totl100% | 367540t | 396090t | 396090t | 396090t | | 396090t |
| Cauv100% | 22400 | 33630 | 33630 | 25200 | | 25200 |
| Tax Value: | | | | | | |
| Land 35% | 7840 | 11770 | 11770 | 8820 | | 62910 |
| Bldg 35% | 71470 | 75720 | 75720 | 75720 | | 75720 |
| Totl 35% | 79310t | 87490t | 87490t | 84540t | | 138630t |
| Hmstd35% | 75010 | 79670 | 79670 | 79670 | | |
| Owner Oc | 72.58 | 70.30 | 70.24 | 70.04 | hmstd 5250 l | 74420 b |
| Hmstd RB | 392.36 | 362.10 | 410.26 | 422.08 | | |
| Net Tax | 3168.40 | 3099.30 | 3259.52 | 3097.50 | | |
| Cauv Sav | 2259.88 | 2064.36 | 2186.10 | 2296.70 | | |
| Sp-Asmnt | 42.78 | 42.78 | 63.16 | 71.58 | | |

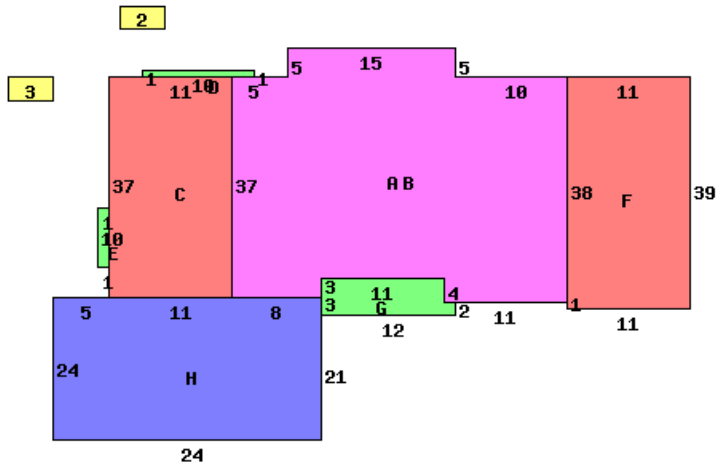
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 B | F | M | | 1163 | | a | *MAIN |
| | VAULT | X | | 1163 | | b | OTHER |
| 1 B | F | A | | 407 | | c | ADDTN |
| | OH | P | | 10 | 380 | d | PORCH |
| | OH | P | | 10 | 380 | e | PORCH |
| 1 B | F | A | | 429 | | f | ADDTN |
| | OFP | P | | 68 | 2040 | g | PORCH |
| | F | G | | 576 | 13820 | h | GRAGE |

#: 10, L/W
260700100000 2.52a

| Sale# | #p | sale date | To | Type/Invalid? | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|
| 531 | 1 | 2024-12-11 | KAHLER HELEN A | 1AF * | 0 | 179740 | 216340 |
| 142 | 0 | 1986-03-03 | | * | 0 | 0 | 98000 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2021 | 7840 | 71470 | 79310 | 3180.44 |
| 2020 | 7840 | 71470 | 79310 | 2745.22 |

| project | | | ben acres | / % | factor |
|---|---|---|---|---|---|
| 902 | MAIN DISTRICT CONSERVANCY | XA/2025 | | | |
| 279 | SILVER CREEK - SCIOTO RIVER | XA/2025 | | | |
| 500 | HARDIN COUNTY LANDFILL | XA/2025 | | | |




15695 CR 115 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| Floor Level | Main | FRAME | 1999 | 137790 |
| | Basement | | 1999 | 36840 |
| | Subtotal | | | 174630 |
| Shingle | Roof | GABLE | | |

B 1 2 U A

| | | | | |
|---|---|---|---|---|
| Plaster/Drywall | | D | Air Conditioning | 3540 |
| Unfinished Wall | X | | Plumbing | 3500 |
| Floor/Carpet | | X | Garages and Carports | 13820 |
| Floor/Concrete | X | | Extra Features | 4040 |
| Floor/Tile-Lino | | X | Total Value | 199530 |
| Number of Rooms | 1 | 8 | | |
| Bedrooms | | 3 | PUB ELECTRIC | |
| | | | PRIV WATER | |
| Central Heat | | A | PRIV SEWER | |
| GEOTHERMAL | | | PUB PAVED ST/RD | |
| Central A/C | | A | Topo: ROLLING | |
| Plumbing | | | | |
| Standard | 1 | | Neighborhood: | |
| Extra 3 Fixture | 1 | | Code: | 2600 |
| Extra 2 Fixture | 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 | 1 B F | | 1999 | | B- | 2003AV | 239440 | .20 | | 212620 |
| 2 | Pole Build | | 36X36 | 1296 | | D | 1974FR | 12440 | .70 | | 3730 |
| 3 | Shed | *PP | 6X10 | 60 | | | OLD/ | 0 | | | 0 |

| Tab # | | S O I L | | Acres | Mkt/Ac | Market | Au/Ac | Cauv |
|---|---|---|---|---|---|---|---|---|
| C | 16 | GYC2 | GLYNWOOD CLAY LOAM | 1.6119 | 4750 | 7660 | 1050 | 1690 |
| C | 47 | SO | SLOAN SILT LOAM, FR | .2067 | 6490 | 1340 | 2920 | 600 |
| W | 14 | GWB | GLYNWOOD SILT LOAM | .0922 | 2830 | 260 | 750 | 70 |
| W | 15 | GYB2 | GLYNWOOD CLAY LOAM | .4250 | 1830 | 780 | 230 | 100 |
| W | 16 | GYC2 | GLYNWOOD CLAY LOAM | 3.4076 | 1460 | 4980 | 230 | 780 |
| | 670 | HSITE | HOMESITE | 1.0000 | 15000 | 15000 | 15000 | 15000 |
| | 980 | ROAD | ROAD | .5266 | | | | |
| C | 15 | GYB2 | GLYNWOOD CLAY LOAM | 16.4642 | 5020 | 82650 | 230 | 3790 |
| C | 16 | GYC2 | GLYNWOOD CLAY LOAM | 11.4355 | 4750 | 54320 | 230 | 2630 |
| C | 14 | GWB | GLYNWOOD SILT LOAM | 1.8636 | 5400 | 10060 | 230 | 430 |
| C | 2 | BOB | BLOUNT SILT LOAM, 2 | .4667 | 5770 | 2690 | 230 | 110 |
| | 0 | | | .0000 | | | | |
| | | | | 37.5 | | 179740 | (100%) | 25200 |
| | | | | | | 62910 | ( 35%) | 8820 |

CAUV # 2173

Call Back: Sign: PSN Date: 2015-04-02 Lister:

26-070009.0000-v082020R