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

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	111	111	111	111	111	111
Acres	37.5000	37.5000	37.5000	37.5000	37.5000	
Land100%	163340	179740	179740	179740	25200	179740
Bldg100%	204200	216340	216340	216340	216340	216350
Totl100%	367540t	396090t	396090t	396090t	241540t	396090t
Cauv100%	22400	33630	33630	25200		25200
Tax Value:						
Land 35%	7840	11770	11770	8820	8820	62910
Bldg 35%	71470	75720	75720	75720	75720	75720
Totl 35%	79310t	87490t	87490t	84540t	84540t	138630t
Hmstd35%	75010	79670	79670	79670	79670	
Owner Oc	72.58	70.30	70.24	70.04	70.04	hmstd 5250 l 74420 b
Hmstd RB	392.36	362.10	410.26	422.08	422.08	
Net Tax	3168.40	3099.30	3259.52	3097.50	3097.50	
Cauv Sav	2259.88	2064.36	2186.10	2296.70		
Sp-Asmnt	42.78	42.78	63.16	71.58		

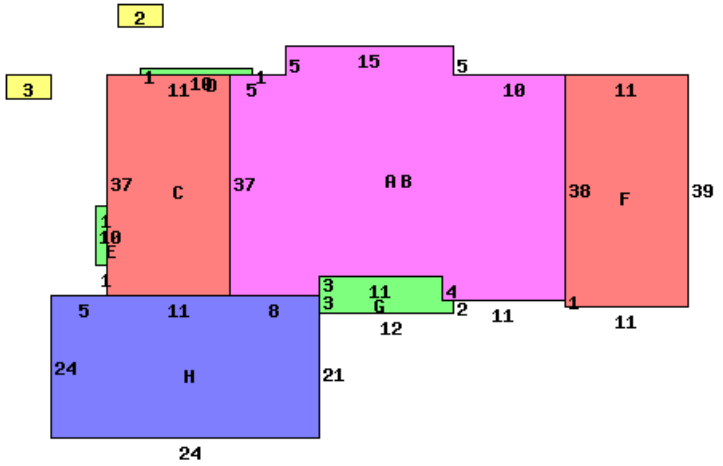
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1163		a	*MAIN
	VAULT	X		1163		b	OTHER
1 B	F	A		407		c	ADDTN
	OH	P		10	380	d	PORCH
	OH	P		10	380	e	PORCH
1 B	F	A		429		f	ADDTN
	OFP	P		68	2040	g	PORCH
	F	G		576	13820	h	GRAGE

#: 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