

LYNN TWP
KENTON SD

00250

Hardin County, Ohio
Michael T. Bacon, Auditor

26-070028.0000
J47

RES
2025

sale

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

2022	KELLY TINA & TOBY	2020-12-18			
2023	KELLY TINA & TOBY	2020-12-18			
2024	KELLY TINA & TOBY	2020-12-18			
2025	KELLY TINA & TOBY	2020-12-18	12093	2.00A	
	11279 TR 180		1WD		
	KENTON OH 43326		\$215,500		

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	2.0000	2.0000	2.0000	2.0000	
Land100%	15600	20000	20000	20000	20000
Bldg100%	179260	199740	199740	199740	199930
Totl100%	194860t	219740t	219740t	219740t	219930t
Cauv100%					

2027	ROWE CHRISTOPHER M & CR	2026-01-08			
	11279 TR 180		1SD		
	KENTON OH 43326				

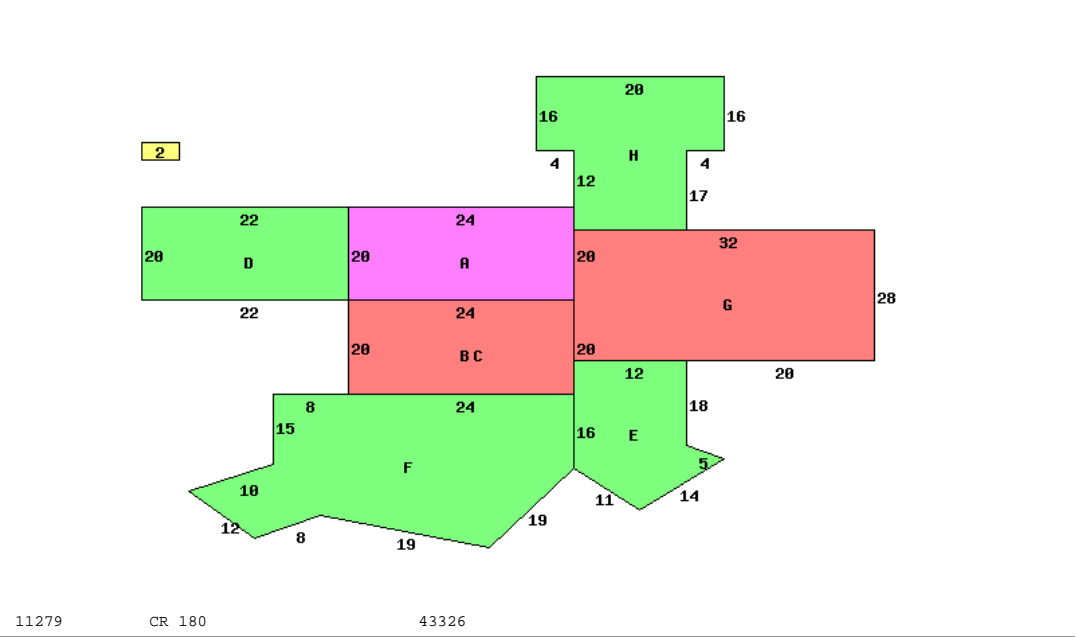
Tax Value:					
Land 35%	5460	7000	7000	7000	7000
Bldg 35%	62740	69910	69910	69910	69980
Totl 35%	68200t	76910t	76910t	76910t	76980t
Hmstd35%					
Owner Oc					
Hmstd RB	3124.36	3104.62	3287.74	3265.64	
Net Tax					
Sp-Asmnt	25.84	25.84	42.39	42.39	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 B	F	M		480		b	ADDTN
1 B	F	A		480		c	GRAGE
	BAS	G		480	1200	d	PORCH
	WDD	P		440	6600	e	PORCH
	WDD	P		353	5300	f	PORCH
	WDD	P		971	14570	g	ADDTN
1 B	F	A		896		h	PORCH
	DK	P		524	7860		

gas fireplace							
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
5	1	2026-01-08	ROWE CHRISTOPHER M & CRYST	1SD	335000	20000	199740
603	1	2020-12-18	KELLY TINA & TOBY	1WD	215500	15600	179260
396	1	2014-09-12	FAUS SAMUEL L JR & EMILY	1SD	189900	13510	107430

Year	Land	Bldg	Total	Net Tax
2021	5460	62740	68200	3136.00
2020	5460	62740	68200	2651.16

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



11279 CR 180 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS			
Story Height 1	Sq-Ft	Value		
Floor Level				
	Main	FRAME	1856	131370
	Basement		1856	34190
	Subtotal			165560
Shingle	Roof	GABLE		
	B 1 2 U A			
Plaster/Drywall	X	480 sq ft	Basement Finish	5350
Panelled Wall	X X		Air Conditioning	3250
Floor/Carpet	X X		Plumbing	3500
Floor/Concrete	X		Garages and Carports	1200
Number of Rooms	1 8		Extra Features	34330
Bedrooms	4		Total Value	213190
Central Heat	A		PUB ELECTRIC	
ELECTRIC			PRIV WATER	
Central A/C	A		PRIV SEWER	
Plumbing			PUB PAVED ST/RD	
Standard	1		Topo: ROLLING	
Extra 3 Fixture	1			
Extra 2 Fixture	1		Neighborhood:	
			Code:	2600
			Dwl/Gar/NC%	1.1100

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F	2336		Grade	Cond	Value	Dpr	Value
2 Pole Build		28X40	1120	C+	1972VG	234510	.25	195230
				C	1978AV	13440	.65	4700
homesite	acres/	effective	depth	actual	effective	extended	true	
small acreage	frontage	frontage	depth	rate	rate	value	value	
	1.0000	1.0000		15000	15000	15000	15000	
	1.0000			5000	5000	5000	5000	

Call Back:

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

26-070028.0000-v082020R