

LYNN TWP
KENTON SD

00250

Hardin County, Ohio
Michael T. Bacon, Auditor

26-070036.0000
J52

RES
2025

sale

2022 ROGERS CHRIS T & CARO
2023 ROGERS CHRIS T & CARO
2024 ROGERS CHRIS T & CARO
2025 ROGERS CHRIS T & CAROL
11449 TR 180

12093 5.00A

\$0

KENTON OH 43326

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

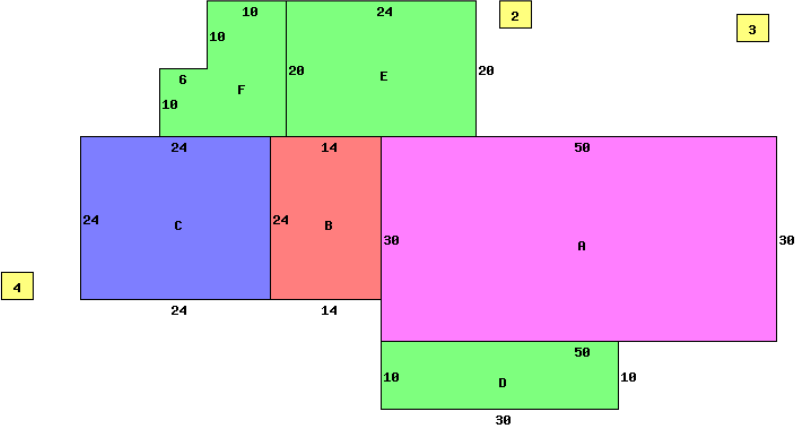
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	5.0000	5.0000	5.0000	5.0000	
Land100%	22200	31000	31000	31000	31000
Bldg100%	152030	196740	196740	196740	196730
Totl100%	174230t	227740t	227740t	227740t	227730t
Cauv100%					
Tax Value:					
Land 35%	7770	10850	10850	10850	10850
Bldg 35%	53210	68860	68860	68860	68860
Totl 35%	60980t	79710t	79710t	79710t	79710t
Hmstd35%	56370	67060	67060	67060	
Owner Oc	54.54	59.18	59.12		
Hmstd RB					
Net Tax	2739.06	3158.48	3348.30		
Sp-Asmnt	25.55	25.55	42.95		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 B+	F	M		1500		b	ADDN
1 B	F	A		336		c	GRAGE
	F2	G		576	13820	d	PORCH
	0FP	P		300	9000	e	PORCH
	0FP	P		480	14400	f	PORCH
	DK	P		260	3900		

gas fireplace 2
300 sq ft of cathedral ceiling

Year	Land	Bldg	Total	Net Tax
2021	7770	53210	60980	2749.48
2020	7770	53210	60980	2373.36

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



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Occupancy 1 Single Family	*DWELLING COMPUTATIONS			
Story Height 1		Sq-Ft	Value	
Floor Level	Main	FRAME	1836	131400
	Qtr Story	FRAME	600	2500
	Basement		1836	33820
	Subtotal			167720
Shingle	Roof	GABLE		
Plaster/Drywall	B 1 2 U A	600 sq ft	Attic Finish	10110
Unfinished Wall	X		Fireplaces	2000
Floor/Carpet	X		Air Conditioning	4250
Number of Rooms	1 7		Plumbing	2100
Bedrooms	4		Garages and Carports	13820
			Extra Features	27300
			Total Value	227300
Fireplace				
Openings	1			
Stacks	1			
Central Heat	A		PUB ELECTRIC	
FORCED AIR			PUB GAS	
Central A/C	A		PRIV WATER	
Plumbing			PRIV SEWER	
Standard	1		PUB PAVED ST/RD	
Extra 3 Fixture	1		Topo: ROLLING	
			Neighborhood:	
			Code:	2600
			Dwl/Gar/NC%	1.1100

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F	FtxFt	2436	Rate		Cond	Value	Dpr	Dpr	Value
2 Pole Build		32X40	1280		C	1976GD	227300	.30		176610
3 Pole Build		32X48	1536		C	1986AV	15360	.65		5380
4 POND	*.13AC		0		C	2017AV	18430	.20		14740
						OLD/	0			0
homesite	acres/	effective	depth	actual	effective	extended	true			
small acreage	frontage	frontage	depth	rate	rate	value	value			
	1.0000			15000	15000	15000	15000			
	4.0000			5000	4000	16000	16000			