LYNN TWP
KENTON SD 00250

Hardin County, Ohio
Michael T. Bacon, Auditor

26-070036.0000 RES
J52 2026

sale

2023 ROGERS CHRIS T & CARO
2024 ROGERS CHRIS T & CARO
2025 ROGERS CHRIS T & CARO
2026 ROGERS CHRIS T & CAROL 12093 5.00A
11449 TR 180
$0
KENTON OH 43326

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

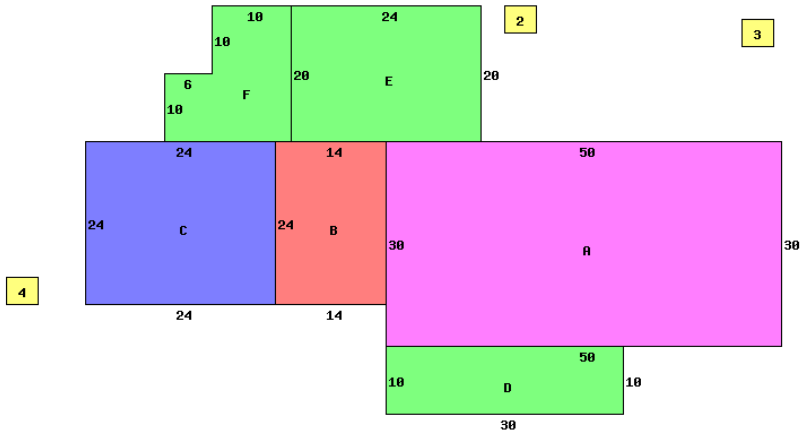
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	5.0000	5.0000	5.0000	5.0000	5.0000			
Land100%	31000	31000	31000	31000		31000	33260	33250
Bldg100%	196740	196740	196740	196740		196740	242860	242870
Totl100%	227740t	227740t	227740t	227740t		227740t	276110t	276120t
Cauv100%								
Tax Value:								
Land 35%	10850	10850	10850	10850		10850	11640	11640
Bldg 35%	68860	68860	68860	68860		68860	85000	85000
Totl 35%	79710t	79710t	79710t	79710t		79710t	96640t	96640t
Hmstd35%	67060	67060	67060	67060		67060	84000	
Owner Oc	59.18	59.12	58.94	58.94	58.94	hmstd 5250 l 61810 b		
Hmstd RB								
Net Tax	3158.48	3348.30	3325.60	3325.60	3325.60			
Sp-Asmnt	25.55	42.95	44.38	44.38				

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

gas fireplace 2
300 sq ft of cathedral ceiling

Year	Land	Bldg	Total	Net Tax
2022	7770	53210	60980	2739.06
2021	7770	53210	60980	2749.48

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



11449 TR 180 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1836	131400
	Qtr Story	FRAME	600	2500
	Basement		1836	33820
	Subtotal			167720
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall		X	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
Fireplace				Total Value	227300
Openings	1				
Stacks	1			PUB ELECTRIC	
Central Heat		A		PUB GAS	
FORCED AIR				PRIV WATER	
Central A/C		A		PRIV SEWER	
Plumbing				PUB PAVED ST/RD	
Standard	1			Topo: ROLLING	
Extra 3 Fixture	1				
				Neighborhood:	
				Code:	2600
				Dwl/Gar/NC%	1.4000

	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		2436		C	1976GD	227300	.30		222750
2	Pole Build		32X40	1280		C	1986AV	15360	.65		5380
3	Pole Build		32X48	1536		C	2017AV	18430	.20		14740
4	POND	*.13AC		0			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	4.0000				5000	4000	16000	16000

Call Back: Sign: PSN Date: 2015-04-02 Lister: 26-070036.0000-v082020R