

LYNN TWP
KENTON SD

00250

Hardin County, Ohio
Michael T. Bacon, Auditor

26-070040.0000
J41

RES
2025

sale

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

2022 FAUS SAMUEL L & ANNA	2015-10-21
2023 FAUS SAMUEL L & ANNA	2015-10-21
2024 FAUS SAMUEL L & ANNA	2015-10-21
2025 FAUS SAMUEL L & ANNA MA	2015-10-21 12093 2.585A
15808 CR 115	2SD
KENTON OH 43326	\$180,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	2.5900	2.5900	2.5900	2.5900	22950
Land100%	17370	22940	22940	22940	127930
Bldg100%	112090	127940	127940	127940	150880t
Totl100%	129460t	150890t	150890t	150890t	
Cauv100%					
Tax Value:					
Land 35%	6080	8030	8030	8030	8030
Bldg 35%	39230	44780	44780	44780	44780
Totl 35%	45310t	52810t	52810t	52810t	52810t
Hmstd35%				47510	
Owner Oc				41.76	
Hmstd RB					hmstd 5250 l 42260 b
Net Tax	2075.74	2131.76	2257.50	2200.58	
Sp-Asmnt	29.79	29.79	40.57	40.57	

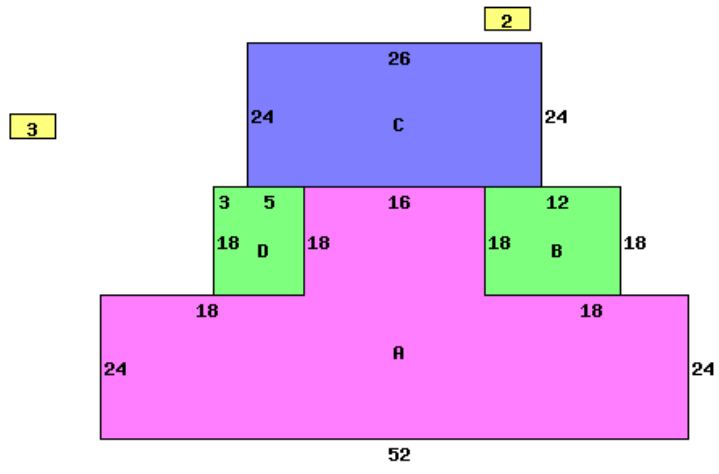
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1536			
	PAT	P		216	650	b	PORCH
	F2	G		624	14980	c	GRAGE
	DK	F		144	2160	d	PORCH

#: 46, L/W
260700460000 .598a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
560	2	2015-10-21	FAUS SAMUEL L & ANNA MARY	2SD	180000	15260	82860
874	1	1991-10-25		LWD	65000	0	43910

Year	Land	Bldg	Total	Net Tax
2021	6080	39230	45310	2083.46
2020	6080	39230	45310	1804.30

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



15808 CR 115 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	1536 121310
Shingle	Subtotal		121310
	Roof	HIP	
Plaster/Drywall	X	Air Conditioning	2610
Floor/Pine	X	Plumbing	1400
Floor/Carpet	X	Garages and Carports	14980
Number of Rooms	5	Extra Features	2810
Bedrooms	3	Total Value	143110
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 2 Fixture	1	Topo: ROLLING	
		Neighborhood:	
		Code:	2600
		Dwl/Gar/NC%	1.1100

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	1536		1973VG	143110	.24		120730
2 Pole Build		30X50	1500	1970GD	18000	.60		7200
3 Shed	*PP	10X12	120	OLD/	0			0
homesite	acres/	effective	depth	actual	effective	extended	true	
small acreage	frontage	frontage	depth	rate	rate	value	value	
	1.0000	15000	15000	5000	5000	15000	15000	
	1.5900	5000	5000			7950	7950	