LYNN TWP
KENTON SD 00250

Hardin County, Ohio
Michael T. Bacon, Auditor

26-070040.0000 RES
J41 2026

## sale

| | | |
|---|---|---|
| 2023 FAUS SAMUEL L & ANNA | 2015-10-21 | |
| 2024 FAUS SAMUEL L & ANNA | 2015-10-21 | |
| 2025 FAUS SAMUEL L & ANNA | 2015-10-21 | |
| 2026 FAUS SAMUEL L & ANNA MA | 2015-10-21 12093 2.585A | |
| 15808 CR 115 | 2SD | |
| | $180,000 | |
| 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 | 2.5900 | 2.5900 | 2.5900 | 2.5900 | 2.5900 | | | |
| Land100% | 22940 | 22940 | 22940 | 22940 | | 22940 | 25200 | 25200 |
| Bldg100% | 127940 | 127940 | 127940 | 127940 | | 127940 | 159460 | 159470 |
| Totl100% | 150890t | 150890t | 150890t | 150890t | | 150890t | 184660t | 184670t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 8030 | 8030 | 8030 | 8030 | | 8030 | 8820 | 8820 |
| Bldg 35% | 44780 | 44780 | 44780 | 44780 | | 44780 | 55810 | 55810 |
| Totl 35% | 52810t | 52810t | 52810t | 52810t | | 52810t | 64630t | 64630t |
| Hmstd35% | | | 47510 | 47510 | | 47510 | 59330 | |
| Owner Oc | | | 41.76 | 41.76 | 41.76 | hmstd 5250 l | 42260 b | |
| Hmstd RB | | | | | | | | |
| Net Tax | 2131.76 | 2257.50 | 2200.58 | 2200.58 | 2200.58 | | | |
| Sp-Asmnt | 29.79 | 40.57 | 40.57 | 40.57 | | | | |

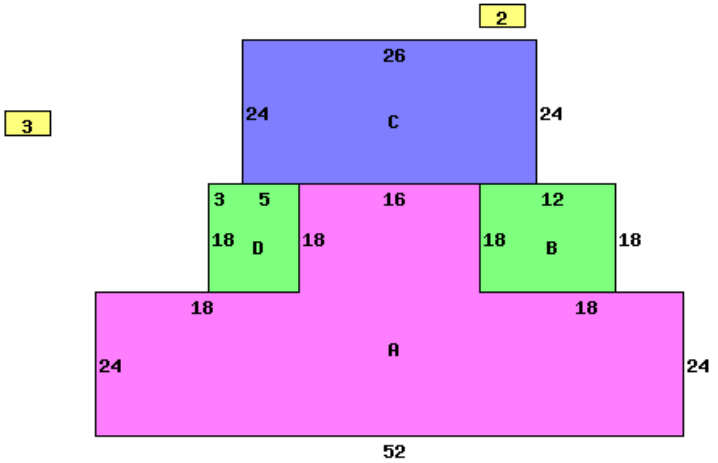
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 | F/C | M | | 1536 | | a | *MAIN |
| | PAT | P | | 216 | 650 | b | PORCH |
| | F2 | G | | 624 | 14980 | c | GRAGE |
| | DK | P | | 144 | 2160 | d | PORCH |

#: 46, L/W
2607004600000 .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 | | 1WD | 65000 | 0 | 43910 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 6080 | 39230 | 45310 | 2075.74 |
| 2021 | 6080 | 39230 | 45310 | 2083.46 |

| 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

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| Floor Level | Main | FRAME | 1536 | 121310 |
| | Subtotal | | | 121310 |
| Shingle | Roof | HIP | | |

B 1 2 U A

| | | | |
|---|---|---|---|
| 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% | 1.4000 |

| | Bldg Type | SHB+Cons | DixHt FtxFt | Area | Unit Rate | Grade | Blt/Renov Cond | Replace Value | Phy Dpr | Fnc Dpr | True Value |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | DWELLING | 1 F/C | | 1536 | | C | 1973VG | 143110 | .24 | | 152270 |
| 2 | Pole Build | | 30X50 | 1500 | | C | 1970GD | 18000 | .60 | | 7200 |
| 3 | Shed | *PP | 10X12 | 120 | | | 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 | 1.5900 | | | | 5000 | 5000 | 7950 | 7950 |

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