

LYNN TWP
KENTON SD

00250

Hardin County, Ohio
Michael T. Bacon, Auditor

26-070055.0000
J23

RES
2025

sale

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

2022	MCELROY FREDERICK A &	2002-08-02	
2023	MCELROY FREDERICK A &	2002-08-02	
2024	MCELROY FREDERICK A &	2002-08-02	
2025	MCELROY FREDERICK A & D 15863 CR 115	2024-10-01	12093 3.00A 1QC
	KENTON OH 43326	\$0	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	3.0000	3.0000	3.0000	3.0000	
Land100%	18600	25000	25000	25000	25000
Bldg100%	219030	252660	252660	252660	252660
Totl100%	237630t	277660t	277660t	277660t	277660t
Cauv100%					

Orig Tax Year 1999
Parent: 26-070008.0000

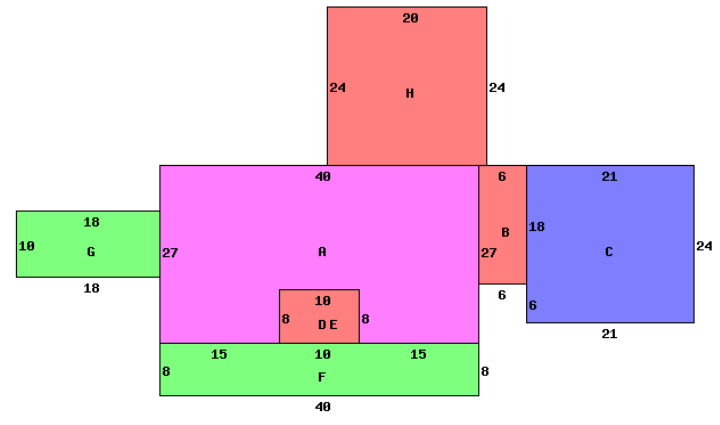
Tax Value:					
Land 35%	6510	8750	8750	8750	8750
Bldg 35%	76660	88430	88430	88430	88430
Totl 35%	83170t	97180t	97180t	97180t	97180t
Hmstd35%	78540	91010	91010	91010	91010
Owner Oc	76.00	80.32	80.22	80.00	hmstd 5250 l 85760 b
Hmstd RB					
Net Tax	3734.18	3842.52	4074.00	4046.32	
Sp-Asmnt	26.40	26.40	46.44	46.44	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		1000		a	*MAIN
1 B	F	A		108		b	ADDTN
	F	G		504	12100	c	GRAGE
1 B	F	A		80		d	ADDTN
	CATH	X		80		e	OTHER
	OFFP	P		320	9600	f	PORCH
	PAT	P		180	540	g	PORCH
1	F	A		480		h	ADDTN

gas fireplace									
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd		
437	1	2024-10-01	MCELROY FREDERICK A & DIA	1QC *	0	25000	252660		
400	1	2002-08-02	MCELROY FREDERICK A & DI	1WD	21000	9000	0		
488	1	2001-09-19	HAYES GREGORY B & JEANNI	1SD	17000	9000	0		
726	1	1999-12-03	HOWE JASON	1WD	16000	9000	0		
275	1	1998-05-15	WEYANT RANDALL J & LISA	1WD	15900	0	0		

Year	Land	Bldg	Total	Net Tax
2021	6510	76660	83170	3748.36
2020	6510	76660	83170	3235.38

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



15863 CR 115 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
	Sq-Ft	Value
Story Height 2		
Floor Level	Main	FRAME 1668 124950
	Full Upper	FRAME 1000 63050
	Basement	1188 22130
	Subtotal	210130
Shingle	Roof	GABLE
	B 1 2 U A	
Plaster/Drywall	D D D	950 sq ft Basement Finish 10260
Floor/Carpet	X X	Air Conditioning 4730
Floor/Concrete	X	Plumbing 3500
Floor/Tile-Lino	X	Garages and Carports 12100
Number of Rooms	1 3 2	Extra Features 10140
Bedrooms	1 2	Total Value 250860
Central Heat	A	PUB ELECTRIC
FORCED AIR		PRIV WATER
Central A/C	A	PRIV SEWER
Plumbing		PUB PAVED ST/RD
Standard	1	
Extra 3 Fixture	1	Neighborhood:
Extra 2 Fixture	1	Code: 2600
		Dwl/Gar/NC% 1.1100

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F							Value
2 Garage	F	26X22	572					Value
		effective	depth	actual	effective	extended	true	
homesite	acres/	frontage	depth	rate	rate	value	value	
small acreage	frontage	frontage	factor	15000	15000	10000	15000	
				5000	5000		10000	