

LYNN TWP
KENTON SD

00250

Hardin County, Ohio
Michael T. Bacon, Auditor

26-080007.0000
L05

AGR
2025

sale

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

2022 EBY JOEL BRENT & JENN	2002-07-05		
2023 EBY JOEL BRENT & JENN	2002-07-05		
2024 EBY JOEL BRENT & JENN	2002-07-05		
2025 EBY JOEL BRENT & JENNIF	2002-07-05 10046 38.663A		
8713 SR 67	3WD		
KENTON OH 43326	\$152,055		

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	38.6630	38.6630	38.6630	38.6630	
Land100%	179740	197660	197660	197660	197670
Bldg100%	252660	341310	341310	341310	341310
Totl100%	432400t	538970t	538970t	538970t	538980t
Cauv100%	35910	73090	73090	73090	73080
Tax Value:					
Land 35%	12570	25580	25580	25580	69180
Bldg 35%	88430	119460	119460	119460	119460
Totl 35%	101000t	145040t	145040t	145040t	188640t
Hmstd35%	39280	59430	59430	58800	
Owner Oc	38.00	52.44	52.38	51.68	hmstd 5250 l 53550 b
Hmstd RB					
Net Tax	4588.98	5802.36	6147.78	6106.80	
Cauv Sav	2306.16	1760.00	1863.80	1851.28	
Sp-Asmnt	107.43	169.25	194.25	274.53	

Orig Tax Year 2003
Parent: 26-080006.0000

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	B	F	M	706		b	ADDTN
1		F/C	A	150		c	ADDTN
1		F/C	A	260		d	ADDTN
1		F/C	A	404		e	GRAGE
1		F2	G	816	19580	f	ADDTN
1		F/C	A	42		g	ADDTN
1		F/C	A	42		h	PORCH
1		OFFP	P	171	5130	i	ADDTN
1		F	A	336		j	ADDTN
1		F	A	176			

#: 14,19 L/W
2012 duplicate combined parcels
260800140000 .50a
260800190000 17.437a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
349	3	2002-07-05	EBY JOEL BRENT & JENNIFE	3WD	152055	0	0

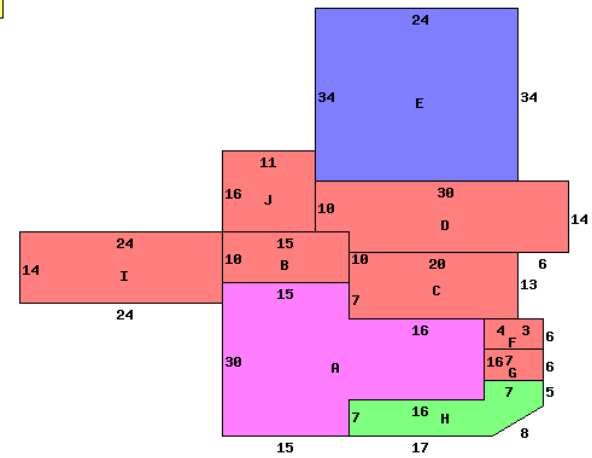
Year	Land	Bldg	Total	Net Tax
2021	12570	88430	101000	4606.20
2020	12570	88430	101000	3983.68

project	ben acres	%	factor
500 HARDIN COUNTY LANDFILL			XA/2025
902 MAIN DISTRICT CONSERVANCY			XA/2025
156 MCCOY 937 - SCIOTO			XA/2025
157 MCCOY 954 - SCIOTO RIVER			XA/2025
166 VERMILLION - SCIOTO RIVER			XA/2025

4
5

7 6

3



8713 SR 67 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level			
	Main	FRAME	2116 143210
	Full Upper	FRAME	706 53300
	Basement		105 2320
	Subtotal		198830
Shingle	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X X	Fireplaces	2000
Panelled Wall	X X	Heating	-880
Unfinished Wall	X	Air Conditioning	3680
Floor/Pine	X X	Plumbing	1400
Floor/Carpet	X	Garages and Carports	19580
Number of Rooms	1 3 3	Extra Features	5130
Bedrooms	3	Total Value	229740
Fireplace		PUB ELECTRIC	
Openings	1	PRIV WATER	
Stacks	1	PRIV SEWER	
Central Heat	X	PUB PAVED ST/RD	
FORCED AIR		Topo: ROLLING	
Central A/C	X		
Plumbing		Neighborhood:	
Standard	1	Code:	2600
Extra 2 Fixture	1	Dwl/Gar/NC%	1.1100

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 B F	2822			C	OLD/GD		229740	.40		153010
2 Flat Barn		40X50	2000		D	OLD/AV		19200	.80	.50	1920
3 Crib/Grana		24X50	1200		D	OLD/FR		9600	.70		2880
4 Pole Build			6360		C	2003AV		92220	.50		46110 CONCRET FL
5 P	OFFP	6X20	120		C	2003AV		3600	.50		1800
6 Hog House		215X82	17630		C	2004AV		264450	.50		132230
7 Lean-To		24X35	840		C	2004AV		6720	.50		3360

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 2	BOB BLOUNT SILT LOAM, 2	10.4017	5770	60020	2360	24550
C 15	GYB2 GLYNWOOD CLAY LOAM	1.4696	5020	7380	1230	1810
C 16	GYC2 GLYNWOOD CLAY LOAM	3.8390	4750	18240	1050	4030
C 30	MRD2 MORLEY CLAY LOAM 12	4.6139	4670	21550	350	1620
C 39	PM PEWAMO SILTY CLAY L	2.9351	6490	19050	3560	10450
W 2	BOB BLOUNT SILT LOAM, 2	3.8047	3130	11910	470	1790
W 15	GYB2 GLYNWOOD CLAY LOAM	.0374	1830	70	230	10
W 39	PM PEWAMO SILTY CLAY L	8.2771	5370	44450	1670	13820
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000
980	ROAD ROAD	2.2845				

		38.663		197670	(100%)	73080	CAUV # 3204
				69180	(35%)	25580	