LYNN TWP
KENTON SD 00250

Hardin County, Ohio
Michael T. Bacon, Auditor

26-080007.0000 AGR
L05 2026

sale

2023 EBY JOEL BRENT & JENN	2002-07-05	
2024 EBY JOEL BRENT & JENN	2002-07-05	
2025 EBY JOEL BRENT & JENN	2002-07-05	
2026 EBY JOEL BRENT & JENNIF	2002-07-05 10046	38.663A
8713 SR 67	3WD	
	$152,055	
KENTON OH 43326		

Orig Tax Year 2003
Parent: 26-080006.0000

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	38.6630	38.6630	38.6630	38.6630	38.6630			
Land100%	197660	197660	197660	197660		197660	286660	286670
Bldg100%	341310	341310	341310	341310		341310	381290	381280
Totl100%	538970t	538970t	538970t	538970t		538970t	667940t	667950t
Cauv100%	73090	73090	73090	73090		197660	286660	65750
Tax Value:								
Land 35%	25580	25580	25580	25580		25580	23010	100330
Bldg 35%	119460	119460	119460	119460		119460	133450	133450
Totl 35%	145040t	145040t	145040t	145040t		145040t	156460t	233780t
Hmstd35%	59430	59430	58800	58800		58800	75150	
Owner Oc	52.44	52.38	51.68	51.68	51.68	hmstd 5250 l	53550 b	
Hmstd RB								
Net Tax	5802.36	6147.78	6106.80	6106.80	6106.80			
Cauv Sav	2306.16	1760.00	1863.80	1851.28				
Sp-Asmnt	169.25	194.25	274.53	274.53				

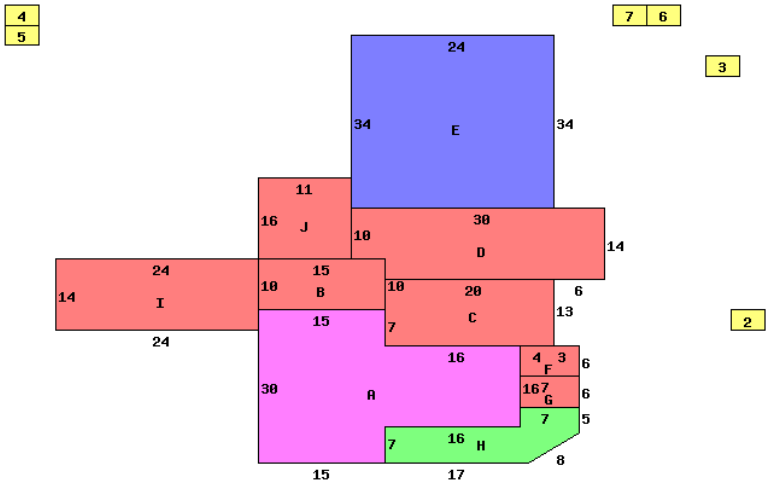
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		706		a	*MAIN
1	F/C	A		150		b	ADDTN
1	F/C	A		260		c	ADDTN
1	F/C	A		404		d	ADDTN
	F2	G		816	19580	e	GRAGE
1	F/C	A		42		f	ADDTN
1	F/C	A		42		g	ADDTN
	OFP	P		171	5130	h	PORCH
1	F	A		336		i	ADDTN
1	F	A		176		j	ADDTN

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

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

Year	Land	Bldg	Total	Net Tax
2022	12570	88430	101000	4588.98
2021	12570	88430	101000	4606.20

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



8713 SR 67 43326

Occupancy 1 Single Family *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
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%	1.4000

	Bldg Type	SHB+Cons	DixHt FtxFt	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		192980	
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	OFP	6X20	120		C	2003AV	3600	.50		1800	
6	Hog House	2	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	8370	87060	2230	23200
C	15	GYB2		GLYNWOOD CLAY LOAM		1.4696	7280	10700	1110	1630
C	16	GYC2		GLYNWOOD CLAY LOAM		3.8390	6890	26450	870	3340
C	30	MRD2		MORLEY CLAY LOAM 12		4.6139	6770	31240	630	2910
C	39	PM		PEWAMO SILTY CLAY L		2.9351	9410	27620	3450	10130
W	2	BOB		BLOUNT SILT LOAM, 2		3.8047	4540	17270	230	880
W	15	GYB2		GLYNWOOD CLAY LOAM		.0374	2650	100	230	10
W	39	PM		PEWAMO SILTY CLAY L		8.2771	7790	64480	230	1900
	670	HSITE	HOMESITE			1.0000	21750	21750	21750	21750
	980	ROAD	ROAD			2.2845				
						38.663		286670	(100%)	65750 CAUV # 3204
								100330	(35%)	23010

Call Back: Sign: PSN Date: 2015-04-03 Lister: 26-080007.0000-v082020R