LYNN TWP
KENTON SD 00250

Hardin County, Ohio
Michael T. Bacon, Auditor

26-080017.0000 RES
A25 2026

## sale

| | | |
|---|---|---|
| 2023 | MOSS MELODY R & JOHN | 2018-04-02 |
| 2024 | SMITH JERRY LEE | 2023-01-19 |
| 2025 | SMITH JERRY LEE | 2023-01-19 |
| 2026 | SMITH JERRY LEE | 2023-01-19 13326 1.00A |
| | 7758 SR 67 | 1WD |
| | | $50,000 |
| | KENTON OH 43326 | |

Orig Tax Year 1995

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

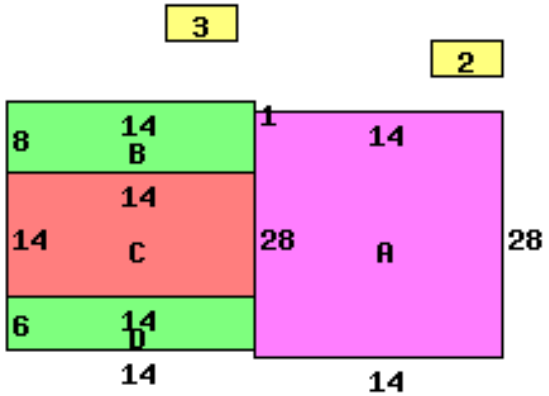
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 511 | 511 | 511 | 511 | 0 | 511 | 511 | 511 |
| Acres | 1.0000 | 1.0000 | 1.0000 | 1.0000 | 1.0000 | | | |
| Land100% | 15000 | 15000 | 15000 | 15000 | | 15000 | 17260 | 17250 |
| Bldg100% | 36230 | 36230 | 36230 | 36230 | | 36230 | 45460 | 45460 |
| Totl100% | 51230t | 51230t | 51230t | 51230t | | 51230t | 62710t | 62710t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 5250 | 5250 | 5250 | 5250 | | 5250 | 6040 | 6040 |
| Bldg 35% | 12680 | 12680 | 12680 | 12680 | | 12680 | 15910 | 15910 |
| Totl 35% | 17930t | 17930t | 17930t | 17930t | | 17930t | 21950t | 21950t |
| Hmstd35% | | | | | | | | |
| Owner Oc | | | | | | | | |
| Hmstd RB | | | | | | | | |
| Net Tax | 723.78 | 766.48 | 761.32 | 761.32 | 761.32 | | | |
| Sp-Asmnt | 32.82 | 39.52 | 40.57 | 40.57 | | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1H | F/C | M | | 392 | | a | *MAIN |
| | DK | P | | 112 | 1680 | b | PORCH |
| 1 | F/C | A | | 196 | | c | ADDTN |
| | OFP | P | | 84 | 2520 | d | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|---|
| 26 | 1 | 2023-01-19 | SMITH JERRY LEE | 1WD | | 50000 | 12600 | 36340 |
| 133 | 1 | 2018-04-02 | MOSS MELODY R & JOHN W GA | 1SD | | 38000 | 12000 | 30310 |
| 147 | 1 | 2015-04-02 | COOPER LISA MARIE | 1CT | * | 0 | 10510 | 27140 |
| 318 | 1 | 1998-07-20 | COOPER KACY | 1QC | * | 0 | 7000 | 12570 |
| 741 | 1 | 1994-08-12 | COOPER KACY | 1WD | * | 16000 | 0 | 0 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 4410 | 12720 | 17130 | 784.76 |
| 2021 | 4410 | 12720 | 17130 | 787.68 |

| project | | | ben acres | / % | factor |
|---|---|---|---|---|---|
| 902 | MAIN DISTRICT CONSERVANCY | XA/2025 | | | |
| 101 | BOECHER - LITTLE MIAMI | XA/2025 | | | |
| 500 | HARDIN COUNTY LANDFILL | XA/2025 | | | |
| 137 | FLAT BRANCH - SCIOTO | XA/2025 | | | |
| 168 | EWING - SCIOTO | XA/2025 | | | |
| 227 | REED #979 - LITTLE MIAMI | XA/2025 | | | |




7758 SR 67 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1H | | | | |
| Floor Level | Main | FRAME | 588 | 80640 |
| | Part Upper | FRAME | 392 | 22180 |
| | Subtotal | | | 102820 |
| Shingle | Roof | GABLE | | |

B 1 2 U A

| | | | | |
|---|---|---|---|---|
| Plaster/Drywall | X | X | Heating | -1230 |
| Floor/Pine | X | X | Extra Features | 4200 |
| Number of Rooms | 3 | 2 | Total Value | 105790 |
| Bedrooms | | 2 | | |
| | | | PUB ELECTRIC | |
| Plumbing | | | PRIV WATER | |
| Standard | 1 | | PRIV SEWER | |
| | | | PUB PAVED ST/RD | |
| | | | 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 | 1H F/C | | 980 | | C- | OLD/AV | 95210 | .55 | .30 | 41990 |
| 2 | Garage | | 18X18 | 324 | | D | OLD/FR | 6220 | .70 | | 2610 |
| 3 | Poultry Ho | | 12X30 | 360 | | D | OLD/FR | 2880 | .70 | | 860 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| homesite | 1.0000 | | | | 17250 | 17250 | 17250 | 17250 |

Call Back: Sign: PSN Date: 2015-03-30 Lister:

26-080017.0000-v082020R