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

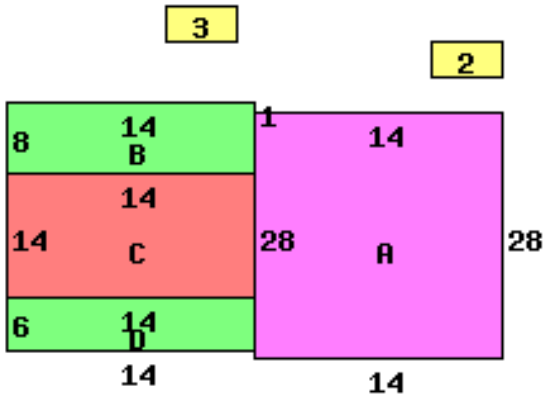
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.0000	1.0000	1.0000	1.0000	1.0000			
Land100%	15000	15000	15000	15000		15000	17260	17250
Bldg100%	36230	36230	36230	36230		36230	45460	45460
Totl100%	51230t	51230t	51230t	51230t		51230t	62710t	62710t
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