LYNN TWP
KENTON SD 00250

Hardin County, Ohio
Michael T. Bacon, Auditor

26-100017.0000 RES
C27 2026

sale

2023	WALLACE CHRISTOPHER A	2021-06-02
2024	WOODARD ASHLEY R & BR	2023-04-17
2025	WOODARD ASHLEY R & BR	2023-04-17
2026	WOODARD ASHLEY R & BRAD	2023-04-17 12097 1.986A
	9577 CR 130	1WD
		$369,900
	KENTON OH 43326	

Orig Tax Year 2002
Parent: 26-100010.0000

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	1.9860	1.9860	1.9860	1.9860	1.9860			
Land100%	19940	19940	19940	19940		19940	22170	22180
Bldg100%	272570	272570	272570	272570		272570	343460	343460
Totl100%	292510t	292510t	292510t	292510t		292510t	365630t	365640t
Cauv100%								
Tax Value:								
Land 35%	6980	6980	6980	6980		6980	7760	7760
Bldg 35%	95400	95400	95400	95400		95400	120210	120210
Totl 35%	102380t	102380t	102380t	102380t		102380t	127970t	127970t
Hmstd35%								
Owner Oc	86.90							
Hmstd RB								
Net Tax	4045.86	4376.52	4347.12	4347.12	4347.12			
Sp-Asmnt	25.78	65.06	66.06	66.06				

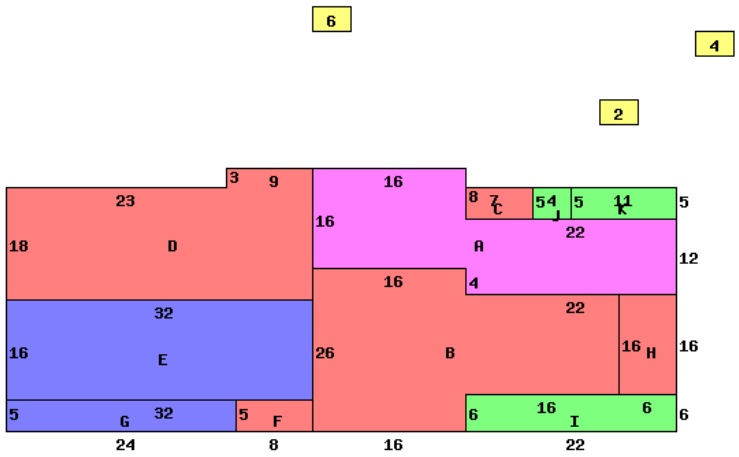
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		520		a	*MAIN
1HB	F	A		672		b	ADDTN
1	F/C	A		35		c	ADDTN
1	F/C	A		603		d	ADDTN
H	F	G		512	12290	e	GRAGE
1	F/C	A		40		f	ADDTN
	F	G		120	2880	g	GRAGE
1	F/C	A		96		h	ADDTN
	OFP	P		132	3960	i	PORCH
	OFP	P		20	600	j	PORCH
	DK	P		55	830	k	PORCH

gas fireplace

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
136	1	2023-04-17	WOODARD ASHLEY R & BRADLE	1WD	369900	15570	86660
234	1	2021-06-02	WALLACE CHRISTOPHER A & D	1WD	302500	15570	86660
111	1	2001-05-29	WHITMER GARY W & ROBERTA	1FD	21000	0	0

Year	Land	Bldg	Total	Net Tax
2022	5450	30330	35780	1607.62
2021	5450	30330	35780	1613.72

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



9577 CR 130 43326

Occupancy 1 Single Family *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1966	135520
	Part Upper	FRAME	1184	38810
	Basement		300	5890
	Subtotal			180220
Metal	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Panelled Wall			X		
Unfinished Wall	X				
Floor/Pine		X	X		
Floor/Carpet		X			
Floor/Concrete	X				
Number of Rooms		1	4	2	
Bedrooms			1	2	
Central Heat				A	
FORCED AIR					
Central A/C				A	
Plumbing					
Standard	1				
Extra 2 Fixture	1				

Air Conditioning	5590	PUB ELECTRIC	
Plumbing	1400	PRIV WATER	
Garages and Carports	15170	PRIV SEWER	
Extra Features	5390	PUB PAVED ST/RD	
Total Value	207770		
		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	1HB F		3150		C+	OLD/VG	228550	.30	-.50	335970
2	Garage		24X26	624		C	OLD/FR	14980	.70		6290
4	Milk House	*SV	10X14	0			OLD/FR	200			200
6	Shed	*SV	24X54	0			OLD/FR	1000			1000

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	.9860				5000	5000	4930	4930

Call Back: Sign: PSN Date: 2015-03-31 Lister: