

LYNN TWP  
KENTON SD

00250

Hardin County, Ohio  
Michael T. Bacon, Auditor

26-110010.0000  
D26

RES  
2025

sale

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

2022	MODD JASON & VERONICA	2009-09-29		
2023	MODD JASON & VERONICA	2009-09-29		
2024	MODD JASON & VERONICA	2009-09-29		
2025	MODD JASON & VERONICA	2009-09-29	6315	1.44A
	8608 CR 130	LWD		
	KENTON OH 43326	\$93,000		

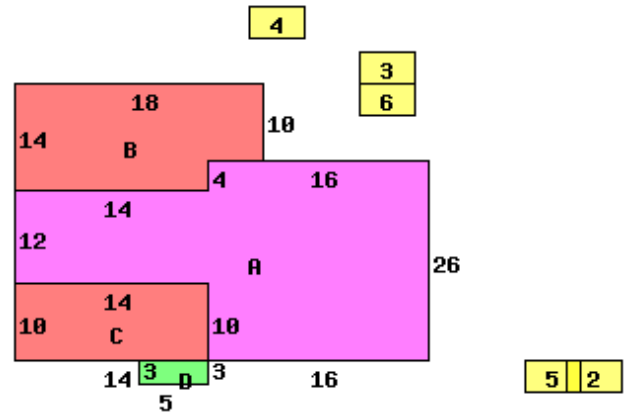
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	1.4400	1.4400	1.4400	1.4400	
Land100%	13910	17200	17200	17200	17200
Bldg100%	68970	61630	61630	61630	61620
Totl100%	82890t	78830t	78830t	78830t	78820t
Cauvl00%					
Tax Value:					
Land 35%	4870	6020	6020	6020	6020
Bldg 35%	24140	21570	21570	21570	21570
Totl 35%	29010t	27590t	27590t	27590t	27590t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1329.00	1113.74	1179.42	1171.48	
Sp-Asmnt	27.73	26.68	39.31	41.42	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1HB	F	M		584		b	ADDTN
1 B	F	A		236		c	ADDTN
1	F/C	A		140		d	PORCH
1	OFF	F		15	450		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
420	1	2009-09-29	MODD JASON & VERONICA	LWD	93000	11800	46660
373	1	2004-06-30	LOWE NATHANIEL A &	LWD	85400	9310	41170
363	1	2003-07-30	GARDNER GARY L & TERRY L	1AF *	0	9310	41170
18	1	2003-01-14	GARDNER INEZ J	LWD *	0	9310	41170
103	1	2000-03-21	GARDNER GARY L & TERRY L	1QC *	0	8310	39230
428	0	1987-05-29			0	0	33510

Year	Land	Bldg	Total	Net Tax
2021	4870	24140	29010	1333.94
2020	4870	24140	29010	1155.22

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



8608 CR 130 43326

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1H	Sq-Ft Value
Floor Level	Main	FRAME 960 100780
	Part Upper	FRAME 584 29600
	Basement	820 15330
	Subtotal	145710
Shingle	Roof	GABLE
	B 1 2 U A	
Plaster/Drywall	X X	Air Conditioning 2680
Panelled Wall	X	Extra Features 450
Unfinished Wall	X	Total Value 148840
Floor/Pine	X	
Floor/Carpet	X X	PUB ELECTRIC
Number of Rooms	1 5 3	PUB GAS
Bedrooms	2	PRIV WATER
		PRIV SEWER
Central Heat	A	PUB PAVED ST/RD
FORCED AIR		
Central A/C	A	Neighborhood:
Plumbing		Code: 2600
Standard	1	Dwl/Gar/NC% 1.1100

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1HB F			Cond	Value	Dpr	Dpr	Value
2 Garage		18X20	360	D	148840	.65		57820
3 Shed	*PP	10X14	140	D	6910	.70		2300
4 Poultry Ho		14X30	420	D	3360	.70		1010
5 Lean-To		10X20	200	D	1280	.70		380
6 Lean-To		6X10	60	D	380	.70		110
homesite	acres/	effective	depth	actual	effective	extended	true	
small acreage	frontage	frontage	depth	rate	rate	value	value	
	1.0000		factor	15000	15000	15000	15000	
	.4400			5000	5000	2200	2200	