LYNN TWP
KENTON SD 00250

Hardin County, Ohio
Michael T. Bacon, Auditor

26-110010.0000 RES
D26 2025

sale

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	1WD
		$93,000
	KENTON OH 43326	

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

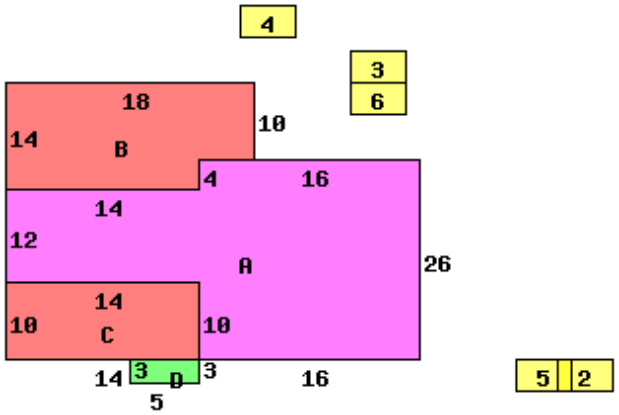
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	1.4400	1.4400	1.4400	1.4400	
Land100%	13910	17200	17200	17200	17200
Bldg100%	68970	61630	61630	61630	61620
Totl100%	82890t	78830t	78830t	78830t	78820t
Cauv100%					
Tax Value:					
Land 35%	4870	6020	6020	6020	6020
Bldg 35%	24140	21570	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		
1HB	F	M		584		a	*MAIN
1 B	F	A		236		b	ADDTN
1	F/C	A		140		c	ADDTN
	OFP	P		15	450	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
420	1	2009-09-29	MODD JASON & VERONICA	1WD	93000	11800	46660
373	1	2004-06-30	LOWE NATHANIEL A &	1WD	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	1WD *	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

p r o j e c t		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

Story Height 1H
Floor Level
Shingle

			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	960	100780
	Part Upper	FRAME	584	29600
	Basement		820	15330
	Subtotal			145710
	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Panelled Wall		X			
Unfinished Wall	X				
Floor/Pine			X		
Floor/Carpet		X	X		
Number of Rooms	1	5	3		
Bedrooms			2		
Central Heat		A			
FORCED AIR					
Central A/C		A			
Plumbing					
Standard	1				

Air Conditioning	2680
Extra Features	450
Total Value	148840
PUB ELECTRIC	
PUB GAS	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Neighborhood:	
Code:	2600
Dwl/Gar/NC%	1.1100

	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		1544		C	OLD/FR	148840	.65		57820
2	Garage		18X20	360		D	OLD/FR	6910	.70		2300
3	Shed	*PP	10X14	140			OLD/FR	0			0
4	Poultry Ho		14X30	420		D	OLD/FR	3360	.70		1010
5	Lean-To		10X20	200		D	OLD/FR	1280	.70		380
6	Lean-To		6X10	60		D	1940FR	380	.70		110

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				15000	15000	15000	15000
small acreage	.4400				5000	5000	2200	2200

Call Back: Sign: PSN Date: 2015-04-03 Lister: 26-110010.0000-v082020R