LYNN TWP
KENTON SD 00250

Hardin County, Ohio
Michael T. Bacon, Auditor

26-110012.0000 RES
H18 2026

sale

2023 WILCOX RODNEY H	2005-07-26	
2024 WILCOX RODNEY H	2005-07-26	
2025 WILCOX RODNEY H	2005-07-26	
2026 WILCOX RODNEY H	2005-07-26 6315	1.002A
12489 TR 95	1QC	
	$0	
KENTON OH 43326		

Orig Tax Year 2001
Parent: 26-110006.0000

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

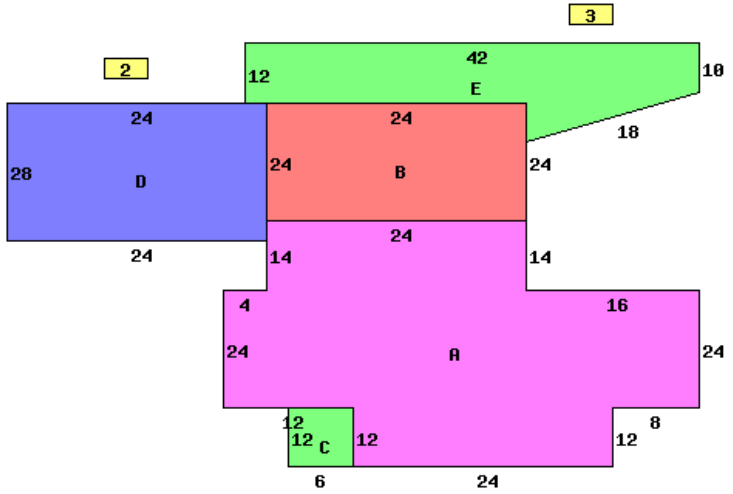
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.0020	1.0020	1.0020	1.0020	1.0020			
Land100%	15000	15000	15000	15000		15000	17260	17260
Bldg100%	122970	122970	122970	122970		122970	155090	155080
Totl100%	137970t	137970t	137970t	137970t		137970t	172340t	172340t
Cauv100%								
Tax Value:								
Land 35%	5250	5250	5250	5250		5250	6040	6040
Bldg 35%	43040	43040	43040	43040		43040	54280	54280
Totl 35%	48290t	48290t	48290t	48290t		48290t	60320t	60320t
Hmstd35%								
Owner Oc	42.62	42.56	42.44	42.44	42.44			
Hmstd RB								
Net Tax	1906.68	2021.74	2007.98	2007.98	2007.98			
Sp-Asmnt	25.73	46.40	46.76	46.76				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1680		a	*MAIN
1	F	A		576		b	ADDTN
	OFP	P		72	2160	c	PORCH
	F	G		672	16130	d	GRAGE
	DK	P		552	8280	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
269	1	2005-07-26	WILCOX RODNEY H	1QC *	0	8000	60800
513	1	2000-09-01	WILCOX RODNEY H	1WD	50000	0	0

Year	Land	Bldg	Total	Net Tax
2022	4410	28530	32940	1477.14
2021	4410	28530	32940	1482.80

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



12489 TR 95 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	2256	150450
	Subtotal			150450
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Fireplaces	2000
Floor/Carpet	X	Plumbing	1400
Floor/Tile-Lino	X	Garages and Carports	16130
Number of Rooms	4	Extra Features	14640
Bedrooms	2	Total Value	184620
Fireplace		PUB ELECTRIC	
Openings	1	PUB PAVED ST/RD	
Stacks	1		
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	2600
Plumbing		Dwl/Gar/NC%	1.4000
Standard	1		
Extra 2 Fixture	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		2256		C	OLD/GD	184620	.40		155080
2	Shed	*PP	10X14	140			OLD/	0			0
3	Pool	*PP		0			2014	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	.0020				5000	5000	10	10

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

26-110012.0000-v082020R