LYNN TWP
KENTON SD 00250

Hardin County, Ohio
Michael T. Bacon, Auditor

26-120041.0000 AGR
D42 2025

sale

2022	KRAFT JOHN WALLACE	2008-01-22
2023	KRAFT JOHN WALLACE	2008-01-22
2024	KRAFT JOHN WALLACE	2008-01-22
2025	KRAFT JOHN WALLACE	2008-01-22 10664 8.509A
	9811 CR 150	1QC
		$0
	KENTON OH 43326	

Orig Tax Year 2009
Parent: 26-120017.0000

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

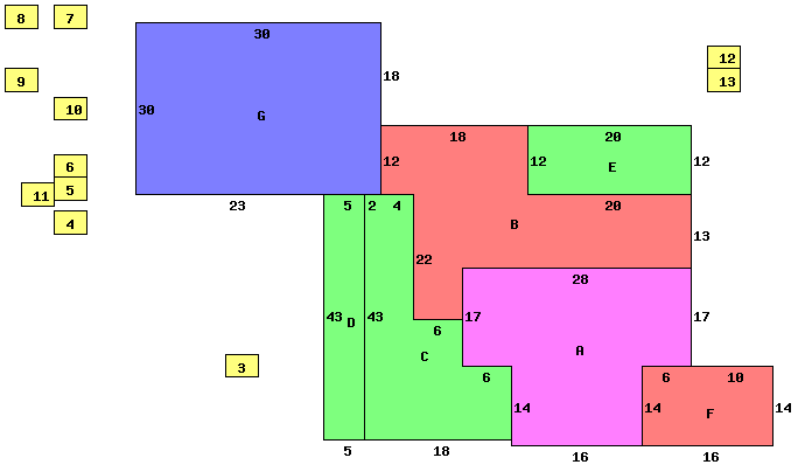
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	8.5090	8.5090	8.5090	8.5090	
Land100%	53630	59830	59830	59830	59820
Bldg100%	168540	208460	208460	208460	208460
Totl100%	222170t	268290t	268290t	268290t	268280t
Cauv100%	25060	37860	37860	37860	37850
Tax Value:					
Land 35%	8770	13250	13250	13250	20940
Bldg 35%	58990	72960	72960	72960	72960
Totl 35%	67760t	86210t	86210t	86210t	93900t
Hmstd35%	50960	62850	62850	61970	
Owner Oc	49.30	55.46	55.40	54.48	hmstd 5250 l 56720 b
Hmstd RB					
Net Tax	3054.92	3424.56	3629.88	3606.04	
Cauv Sav	458.12	310.42	328.74	326.52	
Sp-Asmnt	47.41	47.41	70.67	70.67	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		700		a	*MAIN
1	F/C	A		712		b	ADDTN
	OFP	P		462	13860	c	PORCH
	DK	P		215	3230	d	PORCH
	OFP	P		240	7200	e	PORCH
1	F	A		224		f	ADDTN
	F	G		900	21600	g	GRAGE

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
36	1	2008-01-22	KRAFT JOHN WALLACE	1QC *	0	0	0
35	1	2008-01-22	KRAFT JOHN WALLACE	1QC *	0	0	0
34	1	2008-01-22	KRAFT JOHN WALLACE	1QC *	0	0	0

Year	Land	Bldg	Total	Net Tax
2021	8770	58990	67760	3066.46
2020	8770	58990	67760	2648.60

p r o j e c t		ben acres	/ %	factor
500 HARDIN COUNTY LANDFILL	XA/2025			
902 MAIN DISTRICT CONSERVANCY	XA/2025			
154 RUHLEN - SCIOTO RIVER	XA/2025			
160 PADEN #903 - SCIOTO RIVER	XA/2025			



9811 CR 150 43326

Occupancy 1 Single Family

Story Height 2

Floor Level			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	1636	125510
	Full Upper	FRAME	700	54430
	Basement		700	13260
	Subtotal			193200
Metal	Roof	GABLE		

	B 1	2 U	A
Plaster/Drywall	X	X	
Panelled Wall	X	X	
Unfinished Wall	X		
Floor/Pine	X	X	
Floor/Carpet	X		
Floor/Concrete	X		
Number of Rooms	1	4	3
Bedrooms			3
Central Heat			A
FORCED AIR			
Central A/C			A
Plumbing			
Standard	1		

Air Conditioning	4250
Garages and Carports	21600
Extra Features	24290
Total Value	243340
PUB ELECTRIC	
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	2 B F		2336		C	OLD/GD	243340	.40		162060
3	Shed	*SV	20X38	760			OLD/FR	800			800
4	Pole Build		60X76	4560		C	2011AV	54720	.35		35570
5	Flat Barn		34X50	1700		D	OLD/FR	16320	.80	.50	1630
6	Lean-To		36X50	1800		D	OLD/FR	11520	.70	.50	1730
7	Grain Bin	*PP	24X19	720		C	2003AV	0			0
8	Grain Bin	*PP	30X22	960		C	2000AV	0			0
9	Grain Bin	*PP	22X19	440		C	2006AV	0			0
10	Grain Bin	*PP	24X16	384		C	2013AV	0			0
11	Lean-To		36X60	2160		D	OLD/FR	13820	.70		4150
12	POND	*.28AC		0			OLD/	0			0
13	P	DK	15X16	240		C	2014AV	3600	.30		2520

Tab #	S O I L			Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-		2.6661	6030	16080	2660	7090
C 39	PM	PEWAMO SILTY CLAY L		4.4282	6490	28740	3560	15760
670	HSITE	HOMESITE		1.0000	15000	15000	15000	15000
980	ROAD	ROAD		.4147				
				8.509		59820	(100%)	37850
						20940	(35%)	13250

CAUV # 4327

Call Back: Sign: PSN Date: 2015-04-03 Lister:
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26-120041.0000-v082020R