

LYNN TWP
KENTON SD

00250

Hardin County, Ohio
Michael T. Bacon, Auditor

26-130041.0000
I03

RES
2025

sale

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

2022 REED MATTHEW J	2013-07-25
2023 REED MATTHEW J	2013-07-25
2024 REED MATTHEW J	2013-07-25
2025 REED MATTHEW J	2013-07-25 10664 2.00A
9973 SR 67	1WD
KENTON OH 43326	\$255,000

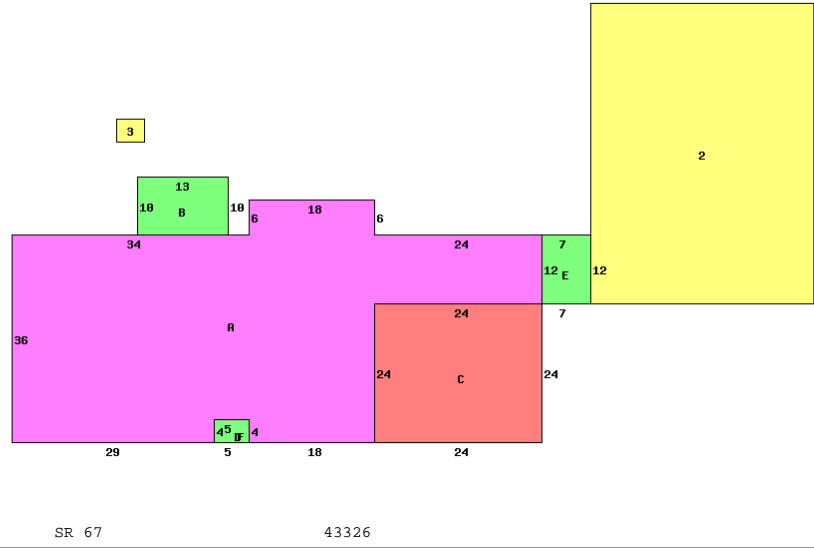
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	2.0000	2.0000	2.0000	2.0000	20000
Land100%	15600	20000	20000	20000	276660
Bldg100%	256570	276660	276660	276660	296660t
Totl100%	272170t	296660t	296660t	296660t	
Cauvl00%					
Tax Value:					
Land 35%	5460	7000	7000	7000	7000
Bldg 35%	89800	96830	96830	96830	96830
Totl 35%	95260t	103830t	103830t	103830t	103830t
Hmstd35%	82160	87170	87170	87170	
Owner Oc	79.50	76.92	76.84	76.62	hmstd 5250 l 81920 b
Hmstd RB					
Net Tax	4284.54	4114.36	4361.66	4332.08	
Sp-Asmnt	31.03	31.03	53.50	50.20	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 B	F	M		2248		b	PORCH
	DK	P		130	1950	c	ADDIN
1	F	A		576		d	PORCH
	RFX	P		20	200	e	PORCH
	RFP	P		84	3360	f	PORCH
	STP	P		20	80		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
367	1	2013-07-25	REED MATTHEW J	1WD	255000	13510	214660
93	1	1994-02-04	REED PENNY ANN	1QC *	0	0	163710

Year	Land	Bldg	Total	Net Tax
2021	5460	89800	95260	4300.80
2020	5460	89800	95260	3713.30

Project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY				XA/2025
138 CARMAN - SCIOTO RIVER				XA/2025
500 HARDIN COUNTY LANDFILL				XA/2025



Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level		
Main	FRAME	2824 180060
Basement		1800 33160
Subtotal		213220
Shingle	Roof	GABLE
B 1 2 U A		
Plaster/Drywall	X	1800 sq ft
Panelled Wall	X	Basement Finish 19040
Floor/Carpet	X	Fireplaces 2000
Floor/Tile-Lino	X	Plumbing 4200
Number of Rooms	6	Extra Features 5590
Bedrooms	3	Total Value 244050
Fireplace		PUB ELECTRIC
Openings	1	PUB PAVED ST/RD
Stacks	1	
Central Heat	A	Neighborhood:
FORCED AIR		Code: 2600
Plumbing		Dwl/Gar/NC% 1.1100
Standard	1	
Extra 3 Fixture	2	

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F	FtxFt	4624	Rate	B-	1987AV	292860	Dpr	Dpr	Value
2 DANCE ST			1696	55.83	C	1990AV	94690	.55		234050
3 Shed	*PP	10X10	100		OLD/		0			42610
homesite	1.0000	effective	depth	actual	effective	extended	true			
small acreage	1.0000	frontage	depth	rate	rate	value	value			
				15000	15000	15000	15000			
				5000	5000	5000	5000			