LYNN TWP
KENTON SD 00250

Hardin County, Ohio
Michael T. Bacon, Auditor

26-130041.0000 RES
I03 2026

sale

2023 REED MATTHEW J		2013-07-25
2024 REED MATTHEW J		2013-07-25
2025 REED MATTHEW J		2013-07-25
2026 REED MATTHEW J		2013-07-25 10664 2.00A
9973 SR 67		1WD
		$255,000
KENTON OH 43326		

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

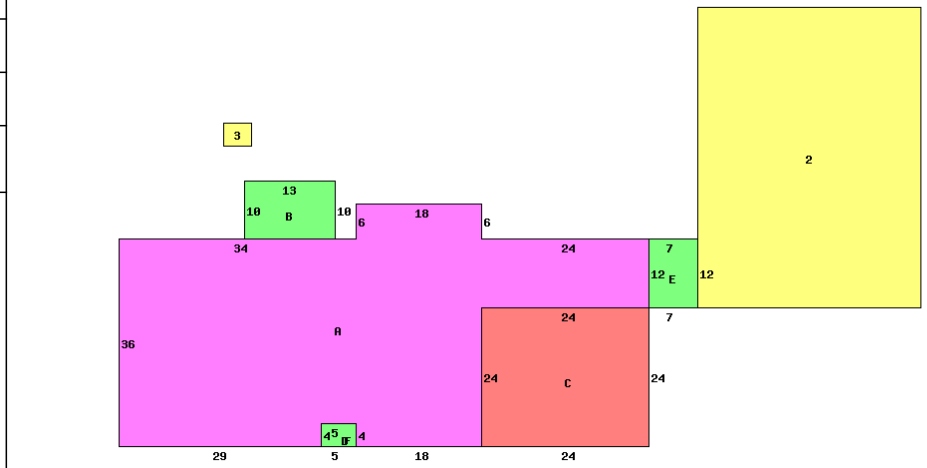
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	2.0000	2.0000	2.0000	2.0000	2.0000			
Land100%	20000	20000	20000	20000		20000	22260	22250
Bldg100%	276660	276660	276660	276660		276660	337800	337810
Totl100%	296660t	296660t	296660t	296660t		296660t	360060t	360060t
Cauv100%								
Tax Value:								
Land 35%	7000	7000	7000	7000		7000	7790	7790
Bldg 35%	96830	96830	96830	96830		96830	118230	118230
Totl 35%	103830t	103830t	103830t	103830t		103830t	126020t	126020t
Hmstd35%	87170	87170	87170	87170		87170	109360	
Owner Oc	76.92	76.84	76.62	76.62	76.62	hmstd 5250 l 81920 b		
Hmstd RB								
Net Tax	4114.36	4361.66	4332.08	4332.08	4332.08			
Sp-Asmnt	31.03	53.50	50.20	50.20				

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

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
2022	5460	89800	95260	4284.54
2021	5460	89800	95260	4300.80

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



9973 SR 67 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
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	Basement Finish	19040
Panelled Wall	X		Fireplaces	2000
Floor/Carpet	X		Plumbing	4200
Floor/Tile-Lino	X		Extra Features	5590
Number of Rooms	6		Total Value	244050
Bedrooms	3			
			PUB ELECTRIC	
Fireplace			PUB PAVED ST/RD	
Openings	1			
Stacks	1		Neighborhood:	
Central Heat	A		Code:	2600
FORCED AIR			Dwl/Gar/NC%	1.4000
Plumbing				
Standard	1			
Extra 3 Fixture	2			

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F		4624		B-	1987AV	292860	.28		295200
2	DANCE ST			1696	55.83	C	1990AV	94690	.55		42610
3	Shed	*PP	10X10	100			OLD/	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	1.0000				5000	5000	5000	5000

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