

LYNN TWP  
KENTON SD

00250

Hardin County, Ohio  
Michael T. Bacon, Auditor

26-130045.0000  
E20

RES  
2025

sale

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

2022	KRAFT JOHN W & TRACI	2018-06-14	
2023	KRAFT JOHN W & TRACI	2018-06-14	
2024	POINT ALAN	2023-08-25	
2025	POINT ALAN & ABI	2024-01-06	10664 2.00A
	9938 CR 150	2SD	
	KENTON OH 43326	\$0	

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	114620
Bldg100%	97970	114630	114630	114630	134620t
Totl100%	113570t	134630t	134630t	134630t	
Cauvl00%					

Orig Tax Year 1997  
Parent: 26-130006.0000

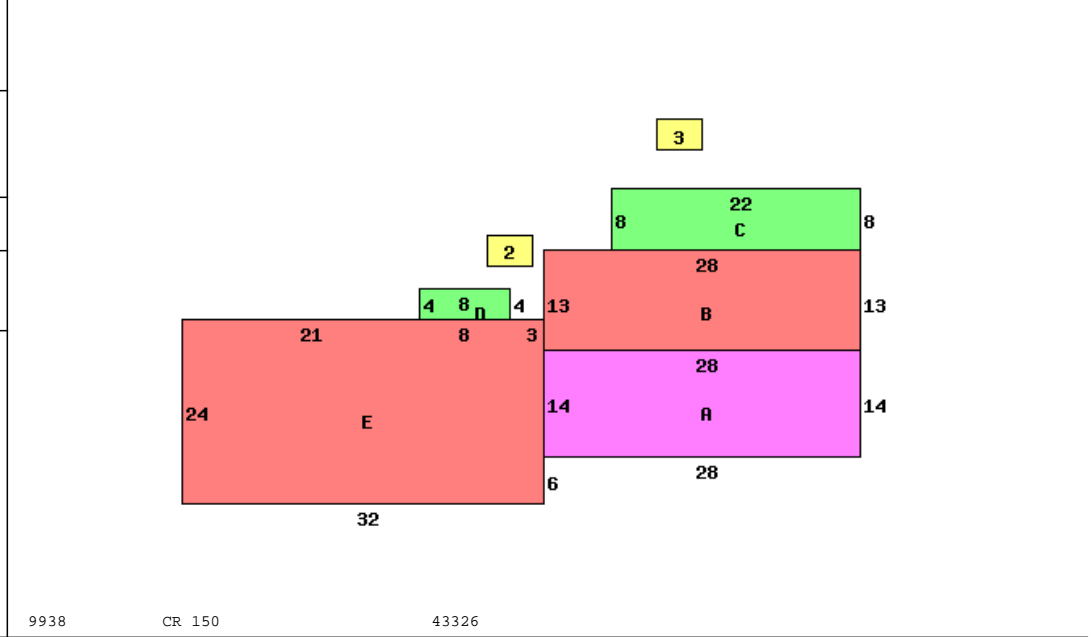
Tax Value:					
Land 35%	5460	7000	7000	7000	7000
Bldg 35%	34290	40120	40120	40120	40120
Totl 35%	39750t	47120t	47120t	47120t	47120t
Hmstd35%		45370	45370	45370	
Owner Oc			40.00	39.88	
Hmstd RB					
Net Tax	1821.02	1902.10	1974.28	1960.88	
Sp-Asmnt	40.30	40.30	54.61	54.61	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1T	F/C	M		392		a	*MAIN
1 B	F	A		364		b	ADDTN
	FFP	P		176	7040	c	PORCH
	DK	P		32	480	d	PORCH
1	F/C	A		768		e	ADDTN

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
18	2	2024-01-06	POINT ALAN & ABI	2SD *	0	20000	114630
343	1	2023-08-25	POINT ALAN	LWD	129000	15600	97970
284	1	2018-06-14	KRAFT JOHN W & TRACI A	LWD	125000	15000	81090
299	1	2012-06-06	RETH SAMANTHA J	LWD	95700	13510	45770
230	1	2010-05-25	JONES MICHAEL S SR & CHAR	LSH *	54000	13490	49000
371	1	1996-06-21	SLACK RICHARD W & TAMMY	LWD	30000	0	0

Year	Land	Bldg	Total	Net Tax
2021	5460	34290	39750	1827.80
2020	5460	34290	39750	1582.90

Project	ben acres	%	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
154 RUHLEN - SCIOTO RIVER			XA/2025
160 PADEN #903 - SCIOTO RIVER			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025



Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1T	Sq-Ft Value
Floor Level	Main	FRAME 1524 120370
	Part Upper	FRAME 392 26620
	Basement	364 7030
	Subtotal	154020
Metal	Roof	GABLE
Plaster/Drywall	X X	Air Conditioning 3320
Unfinished Wall	X	Plumbing 2100
Floor/Carpet	X X	Extra Features 7520
Floor/Tile-Lino	X X	Total Value 166960
Number of Rooms	1 3 2	
Bedrooms	3 1	
Central Heat	A	PUB ELECTRIC
FORCED AIR		PUB GAS
Central A/C	A	PRIV WATER
Plumbing		PRIV SEWER
Standard	1	PUB PAVED ST/RD
Extra 3 Fixture	1	Neighborhood:
		Code: 2600
		Dwl/Gar/NC% 1.1100

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1T F/C	1916		C-	OLD/GD	150260	.40	100070
2 Garage	*PP	26X60	1560	C	OLD/AV	37440	.65	14550
3 Shed		5X5	25		OLD/	0		0
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	

Call Back: Sign: PSN Date: 2015-03-31 Lister: 26-130045.0000-v082020R