LYNN TWP
KENTON SD 00250

Hardin County, Ohio
Michael T. Bacon, Auditor

26-140022.0000 AGR
K23 2026

sale

2023 SHEMARDAV LLC	2022-06-08		
2024 SHEMARDAV LLC	2022-06-08		
2025 SHEMARDAV LLC	2022-06-08		
2026 SHEMARDAV LLC	2022-06-08	10037	68.50A
9333 & 9361 CR 180	2WD	SEE PCL 26-140022.01 FOR	
	$394,000	REST OF SPECIAL ASSESSMEN	
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	111	111	111	111	0	111	110	110
Acres	68.5000	68.5000	68.5000	68.5000	68.5000			
Land100%	380630	380630	380630	380630		380630	538970	538970
Bldg100%	57030	57030	57030	57030		57030		
Totl100%	437660t	437660t	437660t	437660t		437660t	538970t	538970t
Cauv100%	162830	162830	162830	162830		380630	538970	139550
Tax Value:								
Land 35%	56990	56990	56990	56990		56990	48840	188640
Bldg 35%	19960	19960	19960	19960		19960		0
Totl 35%	76950t	76950t	76950t	76950t		76950t	48840t	188640t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	3106.22	3289.44	3267.34	3267.34	3267.34			
Cauv Sav	4241.26	3077.18	3258.68	3236.76				
Sp-Asmnt	109.72	109.72	163.32	163.32				

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
288	2	2022-06-08	SHEMARDAV LLC	2WD		394000	347140	47140
275	1	2022-06-08	MONTGOMERY TOMMY	1SH	*	0	347140	47140
180	1	2021-04-26	MONTGOMERY RAY R & TOMMY	1AF	*	0	347140	47140
25	2	2019-01-30	MONTGOMERY TOMMY LEE ETAL	2AF	*	0	346540	39690
210	1	2011-06-01	MONTGOMERY TOMMY LEE ETAL	1QC	*	0	158630	61770

Year	Land	Bldg	Total	Net Tax
2022	28920	16500	45420	2080.76
2021	28920	16500	45420	2088.52

p r o j e c t		ben acres	/ %	factor
101 BOECHER - LITTLE MIAMI	XA/2025			
102 SHICK - LITTLE MIAMI	XA/2025			
154 RUHLEN - SCIOTO RIVER	XA/2025			
160 PADEN #903 - SCIOTO RIVER	XA/2025			
227 REED #979 - LITTLE MIAMI	XA/2025			
278 LILES - LITTLE MIAMI	XA/2025			
347 MEYER-SCIOTO RIVER	XA/2025			

9333 & 9361 CR 180 43326

Occupancy 0 Vacant Land

B 1 2 U A

PUB ELECTRIC
PRIV WATER
PRIV SEWER
PUB PAVED ST/RD
Topo: ROLLING

Neighborhood:
Code: 2600
Dwl/Gar/NC% 1.4000

Tab #		S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	8.4223	8740	73610	2550	21480
C 2	BOB	BLOUNT SILT LOAM, 2	27.4164	8370	229480	2230	61140
C 14	GWB	GLYNWOOD SILT LOAM	.3968	7830	3110	1630	650
C 15	GYB2	GLYNWOOD CLAY LOAM	7.9876	7280	58150	1110	8870
C 16	GYC2	GLYNWOOD CLAY LOAM	2.6345	6890	18150	870	2290
C 39	PM	PEWAMO SILTY CLAY L	12.5110	9410	117730	3450	43160
W 2	BOB	BLOUNT SILT LOAM, 2	4.4938	4540	20400	230	1030
W 14	GWB	GLYNWOOD SILT LOAM	1.4331	4100	5880	230	330
W 16	GYC2	GLYNWOOD CLAY LOAM	1.3824	2120	2930	230	320
W 39	PM	PEWAMO SILTY CLAY L	1.2239	7790	9530	230	280
980	ROAD	ROAD	.5982				
			68.5		538970	(100%)	139550
					188640	(35%)	48840

CAUV # 4519

Call Back: Sign: PSN Date: 2015-04-02 Lister:
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26-140022.0000-v082020R

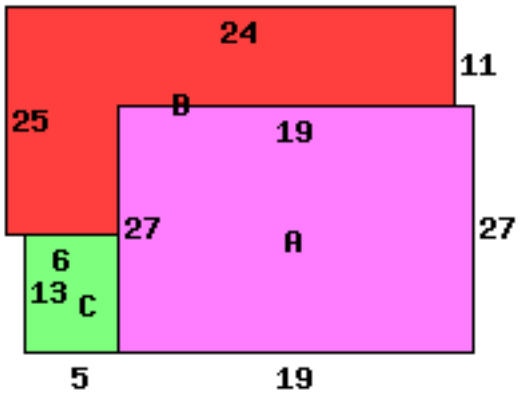
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CAMA / Cont: 1

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		513		a	*MAIN
1 B	F	A		348		b	ADDTN
	EFP	P		65	2600	c	PORCH
1 B	F	A		348		d	ADDTN



9333 & 9361 CR 180 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1209	103520
	Part Upper	FRAME	513	26790
	Basement		1209	22510
	Subtotal			152820
Metal	Roof	GABLE		

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

Extra Features	2600
Total Value	155420

Call Back: - - - - Sign: Date: Lister: 26-140022.0000-v082020R