

LYNN TWP
KENTON SD

00250

Hardin County, Ohio
Michael T. Bacon, Auditor

26-160031.0000
I26

AGR
2025

sale

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

2022	MODD RANDALL LEE	1995-09-06	
2023	MODD RANDALL LEE	1995-09-06	
2024	MODD RANDALL LEE	1995-09-06	
2025	MODD RANDALL LEE & MARI	2024-07-23 9935 9.576A	
	10656 SR 67	3SD	
	KENTON OH 43326	\$0	

Tax Year	2022	2023	2024	2025	
Prop Cls	111	111	111	111	CAMA
Acres	9.5760	9.5760	9.5760	9.5760	111
Land100%	50770	56710	56710	56710	56710
Bldg100%	75940	93570	96310	96310	96320
Totl100%	126710t	150290t	153030t	153030t	153030t
Cauv100%	18370	28690	28690	28690	28690

Orig Tax Year 1996
Parent: 26-160014.0000

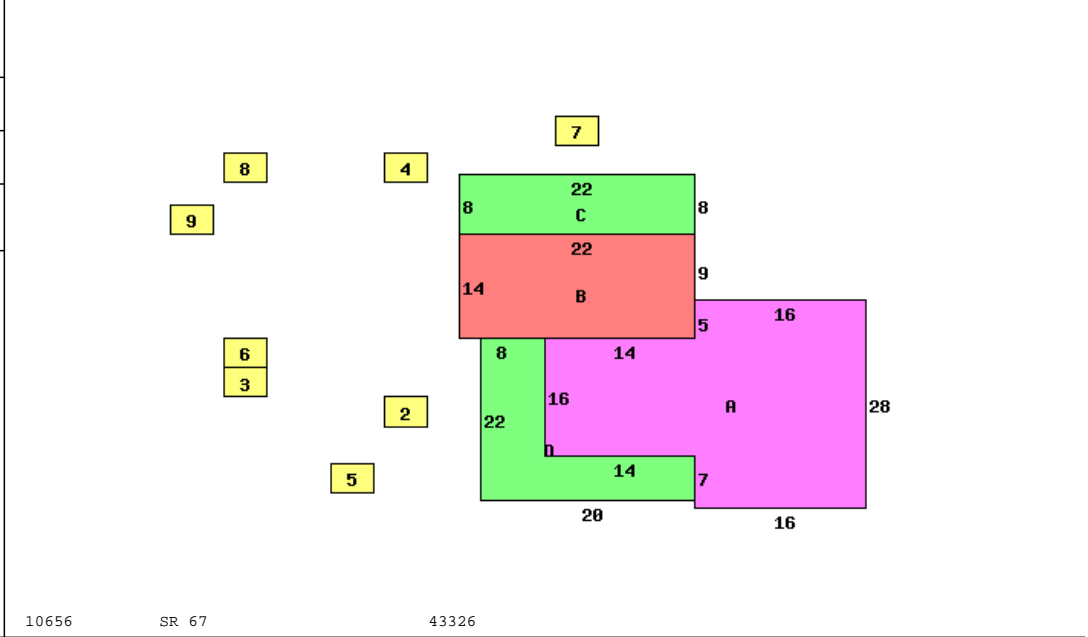
Tax Value:					
Land 35%	6430	10040	10040	10040	19850
Bldg 35%	26580	32750	33710	33710	33710
Totl 35%	33010t	42790t	43750t	43750t	53560t
Hmstd35%	27040	32350	32350	32350	
Owner Oc	26.16	28.54	28.52	28.44	hmstd 5250 l 27100 b
Hmstd RB					
Net Tax	1486.08	1698.76	1841.68	1829.22	
Cauv Sav	519.52	395.98	419.38	416.54	
Sp-Asmnt	48.88	48.88	63.90	50.69	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F/C	M		672			
1 B	F	A		308			ADDTN
	FFP	P		176	7040		PORCH
	OFF	P		216	6480		PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
340	3	2024-07-23	MODD RANDALL LEE & MARIA	3SD *	0	56710	93570
845	1	1995-09-06	MODD RANDALL LEE	1WD	50000	0	0

Year	Land	Bldg	Total	Net Tax
2021	6430	26580	33010	1491.72
2020	6430	26580	33010	1288.14

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



10656 SR 67 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	Sq-Ft	Value
Story Height 2			
Floor Level	Main	FRAME	980 102880
	Full Upper	FRAME	672 52250
	Basement		308 5990
	Subtotal		161120
Metal	Roof	GABLE	
Plaster/Drywall	X X		Extra Features 13520
Unfinished Wall	X		Total Value 174640
Floor/Carpet	X X		
Number of Rooms	1 5 3		PUB ELECTRIC
Bedrooms	2		PUB GAS
Central Heat	A		PRIV WATER
FORCED AIR			PRIV SEWER
Plumbing			PUB PAVED ST/RD
Standard	1		Topo: ROLLING
			Neighborhood:
			Code: 2600
			Dwl/Gar/NC% 1.1100

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 B F		1652		C	1900AV		174640	.55	.15	74150
2 Shed	*SV 0	18X32	540		C	1920AV		400			400
3 Pole Build		30X54	1620		C	1997AV		19440	.55		8750
4 Garage		20X22	440		D	1920AV		8450	.65		3280
5 Crib/Grana	*SV 0	12X14	168		C	1920FR		200			200
6 P	CAN	8X54	432		C	1997AV		3460	.55		1560
7 Pole Build		30X52	1560		D	1955AV		14980	.65		5240
8 Shed	*PP	8X10	80		C	2023		0			0
9 Shed		12X20	240		C	2023AV		2880	.05		2740

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 2	BOB BLOUNT SILT LOAM, 2	4.0808	5770	23550	2360	9630
C 16	GVC2 GLYNWOOD CLAY LOAM	3.0730	4750	14600	1050	3230
C 39	PM PEWAMO SILTY CLAY L	.0747	6490	480	3560	270
W 2	BOB BLOUNT SILT LOAM, 2	.8048	3130	2520	470	380
W 39	PM PEWAMO SILTY CLAY L	.1009	5370	540	1670	170
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000
C 51	WSTL WASTE LAND	.1319	120	20	50	10
980	ROAD ROAD	.3099				

		9.576	56710	(100%)	28690	CAUV # 3505
			19850	(35%)	10040	

Call Back: Sign: PSN Date: 2015-03-31 Lister: 26-160031.0000-v082020R