LYNN TWP
KENTON SD 00250

Hardin County, Ohio
Michael T. Bacon, Auditor

26-160031.0000 AGR
I26 2026

sale

2023 MODD RANDALL LEE		1995-09-06
2024 MODD RANDALL LEE		1995-09-06
2025 MODD RANDALL LEE & MA		2024-07-23
2026 MODD RANDALL LEE & MARI		2024-07-23 9935 9.576A
10656 SR 67		3SD
		$0
KENTON OH 43326		

Orig Tax Year 1996
Parent: 26-160014.0000

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

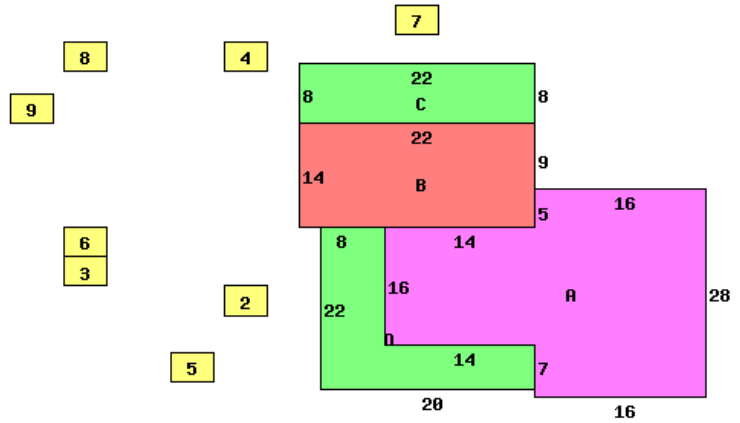
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	9.5760	9.5760	9.5760	9.5760	9.5760			
Land100%	56710	56710	56710	56710		56710	82230	82240
Bldg100%	93570	96310	96310	96310		96310	116140	116150
Totl100%	150290t	153030t	153030t	153030t		153030t	198370t	198390t
Cauv100%	28690	28690	28690	28690		56710	82230	34000
Tax Value:								
Land 35%	10040	10040	10040	10040		10040	11900	28780
Bldg 35%	32750	33710	33710	33710		33710	40650	40650
Totl 35%	42790t	43750t	43750t	43750t		43750t	52550t	69440t
Hmstd35%	32350	32350	32350	32350		32350	41790	
Owner Oc	28.54	28.52	28.44	28.44	28.44	hmstd 5250 l	27100 b	
Hmstd RB								
Net Tax	1698.76	1841.68	1829.22	1829.22	1829.22			
Cauv Sav	519.52	395.98	419.38	416.54				
Sp-Asmnt	48.88	63.90	50.69	50.69				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F/C	M		672		a	*MAIN
1 B	F	A		308		b	ADDTN
	EFP	P		176	7040	c	PORCH
	OFP	P		216	6480	d	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
2022	6430	26580	33010	1486.08
2021	6430	26580	33010	1491.72

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		

B 1 2 U A

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	
		PRIV WATER	
Central Heat	A	PRIV SEWER	
FORCED AIR		PUB PAVED ST/RD	
Plumbing		Topo: ROLLING	
Standard	1		
		Neighborhood:	
		Code:	2600
		Dwl/Gar/NC%	1.4000

	Bldg Type	SHB+Cons	DixHt FtxFt	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	93520
3	Pole Build		30X54	1620		C	1997AV	19440	.55		8750
4	Garage		20X22	440		D	1920AV	8450	.65		4140
5	Crib/Grana	*SV 0	12X14	168			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			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	8370	34160	2230	9100
C	16	GYC2	GLYNWOOD CLAY LOAM	3.0730	6890	21170	870	2670
C	39	PM	PEWAMO SILTY CLAY L	.0747	9410	700	3450	260
W	2	BOB	BLOUNT SILT LOAM, 2	.8048	4540	3650	230	190
W	39	PM	PEWAMO SILTY CLAY L	.1009	7790	790	230	20
	670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
C	51	WSTL	WASTE LAND	.1319	170	20	50	10
	980	ROAD	ROAD	.3099				
				9.576		82240	(100%)	34000
						28780	(35%)	11900

CAUV # 3505

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

26-160031.0000-v082020R