

LYNN TWP  
KENTON SD

00250

Hardin County, Ohio  
Michael T. Bacon, Auditor

26-160039.0000  
I12

RES  
2025

sale

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

2022 WAGGAMON PHILIP K & M	2016-08-04
2023 WAGGAMON PHILIP K & M	2016-08-04
2024 WAGGAMON PHILIP K & M	2016-08-04
2025 WAGGAMON PHILIP K & MIC	2016-08-04 9935 2.00A
14241 TR 115	1WD
KENTON OH 43326	\$162,500

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	2.0000	2.0000	2.0000	2.0000	
Land100%	15600	20000	20000	20000	20000
Bldg100%	118830	120630	120630	120630	120630
Totl100%	134430t	140630t	140630t	140630t	140630t
Cauvl00%					

Orig Tax Year 2005  
Parent: 26-160017.0000

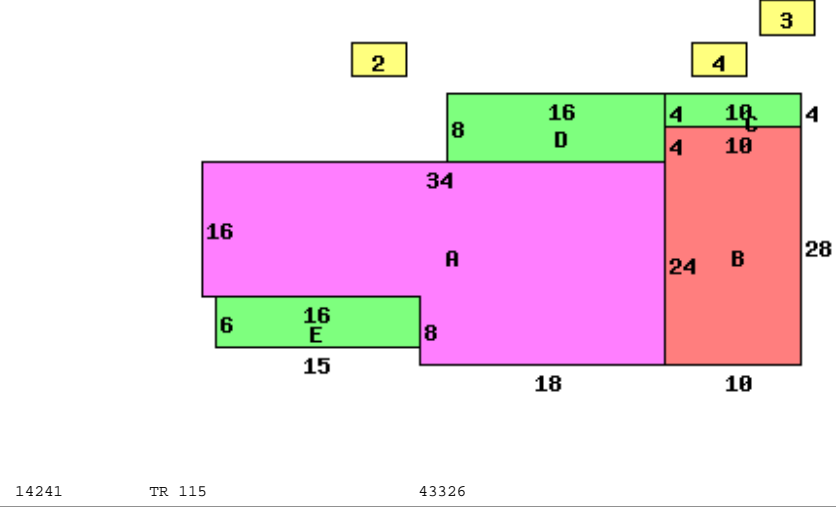
Tax Value:					
Land 35%	5460	7000	7000	7000	7000
Bldg 35%	41590	42220	42220	42220	42220
Totl 35%	47050t	49220t	49220t	49220t	49220t
Hmstd35%	44950	46240	46240	46240	
Owner Oc	43.50	40.80	40.76	40.64	hmstd 5250 l 40990 b
Hmstd RB					
Net Tax	2111.96	1946.06	2063.30	2049.28	
Sp-Asmnt	33.22	33.22	46.78	41.59	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1HB	F	M		688		b	ADDTN
1	F/C	A		280		c	PORCH
	OFF	P		40	1200	d	PORCH
	EFF	P		128	5120	e	PORCH
	OFF	P		90	2700		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
320	1	2016-08-04	WAGGAMON PHILIP K & MICHE	1WD	162500	13510	47600
7	1	2004-01-05	NEWMAN TIMOTHY J & DEBOR	1SD	15000	0	0

Year	Land	Bldg	Total	Net Tax
2021	5460	41590	47050	2120.00
2020	5460	41590	47050	1829.76

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



14241 TR 115 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1H	Sq-Ft	Value
Floor Level		
Main	FRAME	968 101620
Part Upper	FRAME	688 32930
Basement		688 13030
Subtotal		147580
Metal Roof	GABLE	
Plaster/Drywall	X X	Air Conditioning 3000
Unfinished Wall	X	Plumbing 700
Floor/Pine	X	Extra Features 9020
Floor/Carpet	X	Total Value 160300
Floor/Concrete	X	
Number of Rooms	1 4	PUB ELECTRIC
Bedrooms	3	PRIV WATER
Central Heat	A	PRIV SEWER
FORCED AIR		PUB PAVED ST/RD
Central A/C	A	Topo: ROLLING
Plumbing		Neighborhood:
Standard	1	Code: 2600
Extra Fixture	1	Dwl/Gar/NC% 1.1100

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	+HB F	FtxFt	Area	Grade	Cond	Value	Dpr	Dpr
2 Flat Barn		968	1600	C	1920GD	106200	.05	110980
3 Crib/Grana		32X50	704	D	1900AV	15360	.80	1540
4 Garage		22X32	576	C	1900AV	5630	.65	1970
		24X24		D	1979GD	13820	.60	6140

homesite	acres/	effective	depth	actual	effective	extended	true
small acreage	frontage	frontage	depth	rate	rate	value	value
	1.0000	1.0000	factor	15000	15000	15000	15000
	1.0000			5000	5000	5000	5000

Call Back:

Sign: PSN Date: 2016-01-26 Lister:

26-160039.0000-v082020R