

LYNN TWP
KENTON SD

00250

Hardin County, Ohio
Michael T. Bacon, Auditor

26-160050.0000
I19.03

RES
2025

sale

Eff Rate:- 46.27 45.98 a/r

2024 BURKHOLDER TROY M
2025 COLE GRANT & JESSICA
11381 SR 67
KENTON OH 43326

2024-10-30 9935 5.001
1SD
\$160,000

Tax Year 2024 2025
Prop Cls 111 511
Acres 5.0010
Land100% 23400 29630
Bldg100% 107570 87170
Totl100% 130970t 116800t
Cauvl00% 35540

CAMA
511
29630
87160
116790t

Orig Tax Year 2025
Parent: 26-160007.0000

Tax Value:
Land 35% 8190 10370
Bldg 35% 37650 30510
Totl 35% 45840t 40880t
Hmstd35% 29060 29060
Owner Oc 25.62 25.54
Hmstd RB 410.26
Net Tax 1523.68 2299.40

hmstd 5250 1 23810 b

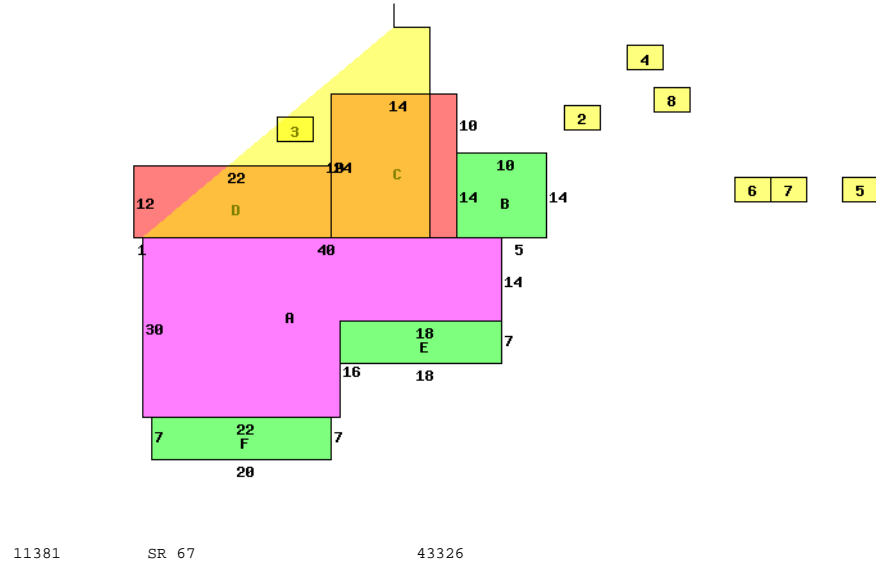
Sp-Asmnt 24.00 93.16

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE |
|------|------|------|------|-------|-------|
| 2 B | F | M | | 912 | |
| 1 | OFFP | P | | 140 | 4200 |
| 1 | F/C | A | | 336 | |
| 1 | F/C | A | | 264 | |
| | OFFP | P | | 126 | 3780 |
| | OFFP | P | | 140 | 4200 |

a *MAIN
b PORCH
c ADDTN
d ADDTN
e PORCH
f PORCH

| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:blgd |
|-------|----|------------|----------------------|---------------|--------|---------|---------|
| 477 | 1 | 2024-10-30 | COLE GRANT & JESSICA | 1SD | 160000 | 0 | 0 |

| Project | SALES | ben acres | % | factor |
|----------------------------------|---------|-----------|---|--------|
| 500 HARDIN COUNTY LANDFILL | XA/2025 | | | |
| 902 MAIN DISTRICT CONSERVANCY | XA/2025 | | | |
| 138 CARMEAN - SCIOTO RIVER | XA/2025 | | | |
| 244 CURL DITCH SCIOTO RIVER MAIN | XA/2025 | | | |



| Occupancy 1 Single Family | | *DWELLING COMPUTATIONS | |
|---------------------------|-----------------|------------------------|----------------------|
| Story Height | Floor Level | Sq-Ft | Value |
| 2 | Main | 1512 | 119420 |
| | Full Upper | 912 | 59960 |
| | Basement | 912 | 17030 |
| | Subtotal | | 196410 |
| | Metal Roof | | |
| | Plaster/Drywall | X X | Plumbing 2100 |
| | Unfinished Wall | X | Extra Features 12180 |
| | Floor/Carpet | X X | Total Value 210690 |
| | Number of Rooms | 1 4 3 | |
| | Bedrooms | 1 2 | |
| | Central Heat | A | Neighborhood: 2600 |
| | FORCED AIR | | Code: 1.1100 |
| | Plumbing | | Dwl/Gar/NC% |
| | Standard | 1 | |
| | Extra 3 Fixture | 1 | |

| 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 | | 2424 | | C- | 1920FR | | 189620 | .65 | .15 | 62620 |
| 2 Garage | CB | 26X26 | 676 | | C | 1940FR | | 16220 | .70 | | 5400 |
| 3 Garage | | 24X24 | 576 | | C | 1990AV | | 13820 | .65 | | 5370 |
| 4 Pole Build | | 50X60 | 3000 | | C | 1962FR | | 28800 | .70 | .50 | 4320 1 SIDE OPN |
| 5 Grain Bin | *PP | 16X12 | 192 | | C | 1976FR | | 0 | | | 0 |
| 6 Grain Bin | *PP | 24X10 | 240 | | C | 1970FR | | 0 | | | 0 |
| 7 Grain Bin | *PP | 16X8 | 128 | | C | 1970FR | | 0 | | | 0 |
| 8 Pole Build | | 40X60 | 2400 | | C | 1974FR | | 28800 | .70 | | 8640 |
| 10 Shed | | 14X20 | 280 | | D | 1980FR | | 2690 | .70 | | 810 |
| | | acres/ | effective | depth | depth | actual | effective | extended | | | true |
| | | frontage | frontage | depth | factor | rate | rate | value | | | value |
| | homesite | 1.0000 | | | | 15000 | 15000 | 15000 | | | 15000 |
| | small acreage | 3.5600 | | | | 5000 | 4110 | 14630 | | | 14630 |
| | road | .4410 | | | | | | | | | |