

00320

sale

2022 GIBSON ROGER R & KARE	2005-03-04
2023 GIBSON ROGER R & KARE	2005-03-04
2024 GIBSON ROGER R & KARE	2005-03-04
2025 GIBSON ROGER R & KAREN	2005-03-04 PT NE4 COR NW4 S31
12547 SR 309	2WD 1.794A
KENTON OH 43326	\$30,000

Orig Tax Year 2003
Parent: 33-310002.0000

Eff Rate:-	49.60	43.46	45.84	45.76	a/r
Tax Year	2022	2023	2024	2025	2025
Prop Cls	511	511	511	511	511
Acres	1.7940	1.7940	1.7940	1.7940	1.7940
Land100%	14970	21970	21970	21970	21970
Bldg100%	170710	211800	211800	211800	211800
Totl100%	185690t	233770t	233770t	233770t	233770t
Cauv100%					
Tax Value:					
Land 35%	5240	7690	7690	7690	7690
Bldg 35%	59750	74130	74130	74130	74130
Totl 35%	64990t	81820t	81820t	81820t	81820t
Hmstd35%	60960	76240	76240	76240	76240
Owner Oc	57.56	65.30	65.22	64.54	64.54
Hmstd RB					
Net Tax	2920.68	3210.42	3405.36	3402.80	3402.80
Sp-Asmnt	27.00	31.00	27.00	30.00	

CAMA
511

24670
265490
290160t

8630
92920
101560t

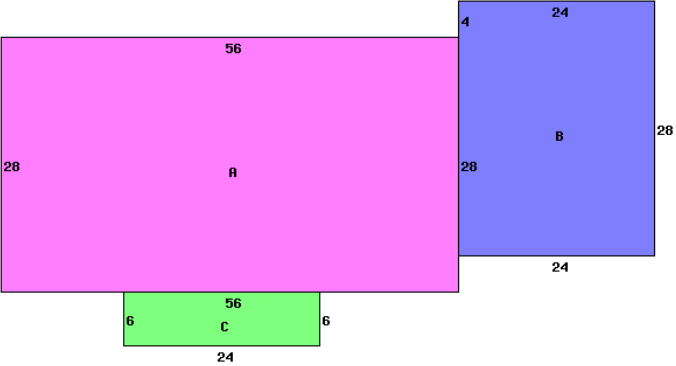
hmstd 6300 l 69940 b

SHB+ 1 B	CONS F F OFF	TYPE M P	FACT	SQ-FT 1568 672 144	VALUE 16130 4320	a b c	*MAIN GRAGE PORCH
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Sale# 138 221	#p 2 2	sale date 2005-03-04 2002-05-06	To GIBSON ROGER R & KAREN S WIES THOMAS D & SONYA A	Type/Invalid? 2WD 2WD	Sale\$ 30000 8500	co:land 5370 0	co:bldg 0 0
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Year 2021 2020	Land 5240 5240	Bldg 59750 59750	Total 64990 64990	Net Tax 2931.74 2530.90
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p r o j e c t	ben acres	/ %	factor
131 BLANCHARD RIVER MAINT			XA/2025
235 KELLOGG #883 - BLANCHARD			XA/2025
251 PFISTER #909 BLANCHARD RIVER			XA/2025
921 BLANCHARD RIVER MAINT			XA/2023
252 OATES #1011 BLANCHARD RIVER			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025



12547 SR 309 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1	Sq-Ft Value
Floor Level	
Main	FRAME 1568 123200
Basement	1568 29010
Subtotal	152210
Shingle	Roof GABLE
Plaster/Drywall	D
Unfinished Wall	X
Floor/Carpet	X
Floor/Concrete	X
Floor/Tile-Lino	X
Number of Rooms	1 5
Bedrooms	3
Central Heat	A
GEOHERMAL	
Central A/C	A
Plumbing	
Standard	1
Extra 3 Fixture	1
Air Conditioning	2780
Plumbing	2100
Garages and Carports	16130
Extra Features	4320
Total Value	177540
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Topo: ROLLING	
Neighborhood:	
Code:	3300
Dwl/Gar/NC%	1.7000

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F	1568	1568	Rate	C	2006AV	177540	Dpr	Dpr	Value
2 Pole Build		30X40	1200		C	2015AV	14400			253530
3 P	CAN	8X24	192		C	2015AV	1540			10800
homesite	acres/	effective	depth	depth	actual	effective	extended	true		
small acreage	frontage	frontage	factor	factor	rate	rate	value	value		
	1.0000	20700	20700	20700	20700	20700	20700	20700		
	.7940	5000	5000	3970	3970					