TAYLOR CREEK TWP
KENTON SD 00370

Hardin County, Ohio
Michael T. Bacon, Auditor

39-090018.0000 RES
F33 2026

sale

2023 HAUN MATTHEW W & GENN	2017-02-13	
2024 HAUN MATTHEW W & GENN	2017-02-13	
2025 HAUN MATTHEW W & GENN	2017-02-13	
2026 HAUN MATTHEW W & GENNY	2017-02-13 10026	4.158A
10198 CR 180	1SD	
	$177,000	
KENTON OH 43326		

Eff Rate:- 42.29 — 42.67 — 41.81 — 41.81 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	4.1600	4.1600	4.1600	4.1600	4.1600			
Land100%	28310	28310	28310	28310		28310	30540	30550
Bldg100%	276340	276340	276340	276340		276340	356200	356210
Totl100%	304660t	304660t	304660t	304660t		304660t	386740t	386760t
Cauv100%								
Tax Value:								
Land 35%	9910	9910	9910	9910		9910	10690	10690
Bldg 35%	96720	96720	96720	96720		96720	124670	124670
Totl 35%	106630t	106630t	106630t	106630t		106630t	135360t	135370t
Hmstd35%	98190	98190	98190	98190		98190	126940	
Owner Oc	85.38	85.28	84.50	84.50	84.50	hmstd 5250 l	92940 b	
Hmstd RB								
Net Tax	4053.02	4093.70	4006.56	4006.56	4006.56			
Sp-Asmnt	32.43	47.78	73.78	73.78				

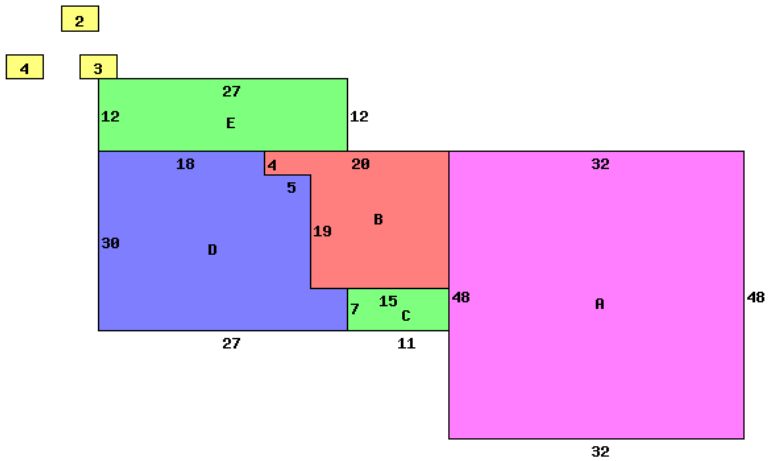
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 BA	B	M		1536		a	*MAIN
1 B	B	A		365		b	ADDTN
	OP	P		77	2310	c	PORCH
	B2	G		698	19540	d	GRAGE
	EFP	P		324	12960	e	PORCH

#: 19, L/W
390900190000 .47a

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
58	1	2017-02-13	HAUN MATTHEW W & GENNY	M 1SD	177000	18490	180600
235	1	2016-06-09	CLARK JULIE E ETAL	1CT *	0	18490	180600
109	1	1993-02-17	PHILLIPS PORTIA E	1CT *	0	0	98910

Year	Land	Bldg	Total	Net Tax
2022	7210	86120	93330	4028.56
2021	7210	86120	93330	3998.32

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
279 SILVER CREEK - SCIOTO RIVER	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			
364 LOWE-SCIOTO RIVER	XA/2025			



10198 CR 180 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	BRICK	1901	146210
	Qtr Story	BRICK	1536	5970
	Basement		1901	35040
	Subtotal			187220
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	X	1536 sq ft	Attic Finish	22150
Panelled Wall	X			Fireplaces	4000
Unfinished Wall	X			Air Conditioning	5860
Floor/Pine		X	X	Plumbing	4200
Floor/Carpet	X	X		Garages and Carports	19540
Floor/Concrete	X			Extra Features	15270
Floor/Tile-Lino	X			Total Value	258240
Number of Rooms	3	7			
Bedrooms		3		PUB ELECTRIC	
				PRIV WATER	
Fireplace				PRIV SEWER	
Openings	2			PUB PAVED ST/RD	
Stacks	1			Topo: ROLLING	
Central Heat		A			
ELECTRIC				Neighborhood:	
Central A/C		A		Code:	3900
Plumbing				Dwl/Gar/NC%	1.6000
Standard	1				
Extra 3 Fixture	2				

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 BAB		3437		C+	1974VG	284060	.24		345420
2	Flat Barn		34X50	1700		D	1978GD	16320	.80	.50	1630
3	Pole Build		24X48	1152		C	1986GD	13820	.60		5530
4	Pole Build		18X42	756		C	1991GD	9070	.60		3630

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	3.1600				5000	4210	13300	13300

Call Back: Sign: PSN Date: 2014-11-11 Lister:

39-090018.0000-v082020R