

00390

sale

2021 SCHINESS JUDITH A	2020-06-18
2022 SCHINESS JUDITH A	2020-06-18
2023 WOODS HEATHER	2022-05-25
2024 WOODS HEATHER	2022-05-25 10012 5.00A
17617 TR 95	1WD
KENTON OH 43326	\$264,500

Eff Rate:- 44.85 — 43.71 — 40.66 — 41.04 — a/r

Tax Year	2021	2022	2023	2024	CAMA
Prop Cls	511	511	511	511	511
Acres	5.0000	5.0000	5.0000	5.0000	
Land100%	22200	22200	31000	31000	31000
Bldg100%	142910	142910	205600	205600	205590
Totl100%	165110t	165110t	236600t	236600t	236590t
Cauv100%					
Tax Value:					
Land 35%	7770	7770	10850	10850	10850
Bldg 35%	50020	50020	71960	71960	71960
Totl 35%	57790t	57790t	82810t	82810t	82810t
Hmstd35%	53030	53030			
Owner Oc	51.80	51.26			
Hmstd RB					
Net Tax	2314.08	2251.08	3066.52	3097.58	
Sp-Asmnt	72.20	72.19	72.19	83.28	

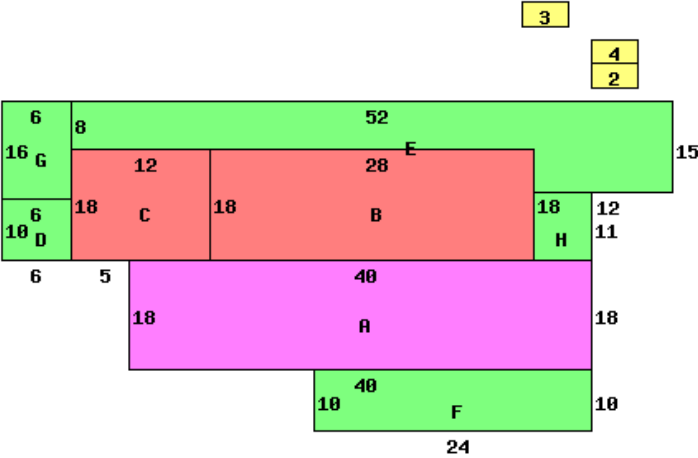
2025 FLAGSTAR BANK NA	2024-05-21
17617 TR 95	1SH
KENTON OH 43326	

2025 SECRETARY OF HOUSING & URBAN DEVELOPMENT	2025-06-03
17617 TR 95	1WD
KENTON OH 43326	a *MAIN
DK P	b ADDTN
DK P	c ADDTN
DK P	d PORCH
DK P	e PORCH
DK P	f PORCH
DK P	g PORCH
DK P	h PORCH

SQ-FT	VALUE
720	
504	
216	
60	900
500	7500
240	9600
96	1440
55	830

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
247	1	2025-06-03	SECRETARY OF HOUSING & URBAN DEVELOPMENT	1WD *	0	31000	205600
192	1	2024-05-21	FLAGSTAR BANK NA	1SH	152000	31000	205600
252	1	2022-05-25	WOODS HEATHER	1WD	264500	22200	142910
248	1	2020-06-18	SCHINESS JUDITH A	1QC *	0	21600	119370
276	1	2015-06-05	SCHINESS JUDITH A & ETHAN	1SD *	170000	20110	119230
464	0	1987-06-08			65000	0	40400
Year	Land	Bldg	Total	Net Tax			
2020	7770	50020	57790	2159.94			
2019	7560	41780	49340	1801.54			

p r o j e c t	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2024		
259 MCKIRAHAN DITCH #1017 - SCIO	XA/2024		
279 SILVER CREEK - SCIO TO RIVER	XA/2024		
500 HARDIN COUNTY LANDFILL	XA/2024		



17617 TR 95 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level			
Main	FRAME	1440	113850
Full Upper	FRAME	720	54360
Part Upper	FRAME	504	26320
Basement		504	9620
Subtotal			204150
Shingle	Roof		
Plaster/Drywall	X X	Fireplaces	2000
Unfinished Wall	X	Air Conditioning	4670
Floor/Pine	X X	Plumbing	2100
Floor/Carpet	X X	Extra Features	20270
Floor/Tile-Lino	X	Total Value	233190
Number of Rooms	1 6 4		
Bedrooms	3		
Fireplace		PUB ELECTRIC	
Openings	1	PRIV WATER	
Stacks	1	PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
GRAV AIR		Topo: ROLLING	
Central A/C	A	Neighborhood:	
Plumbing		Code:	3900
Standard	1	Dwl/Gar/NC%	1.2300
Extra 3 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 B F	2664	32X26	832	C+	OLD/GD	256510	.40		189300
2 Garage		18X30	540	C	OLD/AV	19970	.65			8600
3 Garage		16X24	384	D	1988AV	10370	.65			4460
4 Pole Build				C	2014AV	4610	.30			3230
homesite	acres/	effective	depth	actual	effective	extended	true			
small acreage	4.0000	frontage	depth	rate	rate	value	value			
				15000	15000	15000	15000			
				5000	4000	16000	16000			