

BUCK TWP
KENTON SD

00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-130011.0000
B39

AGR
2025

sale

2022	HERSHBERGER ERVIN A &	2018-09-19			
2023	HERSHBERGER ERVIN A &	2018-09-19			
2024	HERSHBERGER ERVIN A &	2018-09-19			
2025	HERSHBERGER ERVIN A & M	2018-09-19	12190	10031	12.645A
	16820 CR 160	1SD			
		\$130,000			
	KENTON OH 43326				

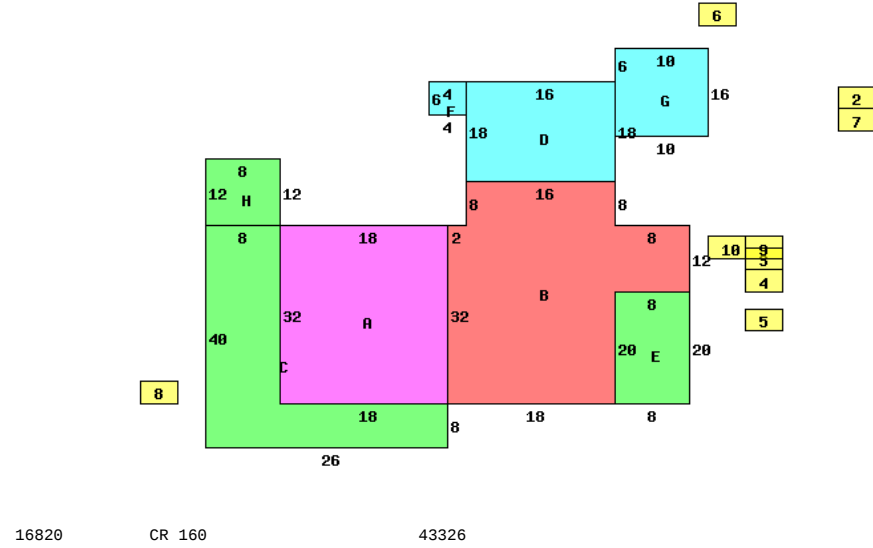
Eff Rate:- 49.50 — 43.46 — 45.84 — 45.54 — a/r

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	12.6450	12.6450	12.6450	12.6450	
Land100%	66170	72340	72340	72340	72330
Bldg100%	134370	159200	159200	159200	159190
Totl100%	200540t	231540t	231540t	231540t	231520t
Cauv100%	20940	36110	36110	36110	36120
Tax Value:					
Land 35%	7330	12640	12640	12640	25320
Bldg 35%	47030	55720	55720	55720	55720
Totl 35%	54360t	68360t	68360t	68360t	81030t
Hmstd35%					
Owner 0c					
Hmstd RB					
Net Tax	2485.60	2736.36	2899.16	2879.58	
Cauv Sav	723.82	507.58	537.76	534.14	
Sp-Asmnt	22.85	22.85	39.13	39.13	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		576		b	ADDTN
1 B	F	A		800		c	PORCH
	04	0FP	P	464	13920	d	OTHER
		F	O	298	3460	e	PORCH
	04	0FP	P	160	4800	f	OTHER
		F	X	24		g	OTHER
	04	F	O	160	1920	h	PORCH
		PAT	P	96	290		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
453	1	2018-09-19	HERSHBERGER ER	1SD	130000	65770	115340
22	1	2012-01-18	PETERSHEIM BENEDICT & POL	1SD	125000	44170	115060
1030	1	1995-10-23	BORNRAGER SAMMIE J	1WD *	0	99000	58600
1029	1	1995-10-23	BORNRAGER JONAS L	1WD *	0	99000	58600
175	1	1994-03-08	BORNRAGER REVOCABLE LIV	1UN *	0	0	156800
810	0	1986-10-03			0	0	242910
Year		Land	Bldg				
2021		7330	47030				2494.70
2020		7330	47030				2159.84

p r o j e c t				ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY						
500 HARDIN COUNTY LANDFILL						



Occupancy 1 Single Family				*DWELLING COMPUTATIONS
Story Height	2			Sq-Ft
Floor Level				Value
		Main	FRAME	1376
		Full Upper	FRAME	576
		Basement		936
		Subtotal		174350
Metal		Roof	GABLE	
	B 1 2 U A			
Plaster/Drywall	D D			Heating
Unfinished Wall	X			Plumbing
Floor/Hardwood	X X			Extra Features
Floor/Concrete	X			Total Value
Number of Rooms	1 5 2			
Bedrooms	1 2			
				PUB PAVED ST/RD
				Topo: ROLLING
				Neighborhood:
				Code:
				Dwl/Gar/NC%

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 B F	1952			D	2006AV		154110	.16	.20	129450
2 Flat Barn	F	36X48	1728		D	2006AV		16590	.50	.20	6640
3 Pole Build		36X54	1944		D	2006AV		22550	.50	.20	9020
4 Pole Build		36X54	1944		D	2006AV		18660	.50	.20	7460
5 PUMP HSE	*NV	8X12	96			OLD/		0			0
6 COOP	*NV	8X12	96			OLD/		0			0
7 P	RFX	8X48	384		D	2006AV		3070	.50	.20	1230
8 Shed	*PP	8X12	96			OLD/		0			0
9 Lean-To		30X32	960		D	2017AV		6140	.20	.20	3930
10 Lean-To		14X24	336		D	2019AV		2150	.15	.20	1460
Tab #	S O I L		Acres		Mkt/Ac	Market		Au/Ac		Cauv	
C 1	BOA	BLOUNT SILT LOAM 0-	2.3312		6030	14060		2660		6200	
C 2	BOB	BLOUNT SILT LOAM, 2	1.9046		5770	10990		2360		4500	
C 14	GWB	GLYNWOOD SILT LOAM	3.7570		5400	20290		1750		6580	
C 33	NE	NEWARK SILT LOAM OC	.1270		5800	740		2280		290	
C 39	PM	PEWAMO SILTY CLAY L	2.6273		6490	17050		3560		9350	
680	HSITE	HOMESITE - AMISH DW	1.0000		9200	9200		9200		9200	
980	ROAD	ROAD	.8979								
			12.645			72330	(100%)	36120		CAUV # 4228	
						25320	(35%)	12640			