

BUCK TWP
KENTON SD

00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-130011.0000
B39

AGR
2025

sale

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

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			
	KENTON OH 43326		\$130,000		

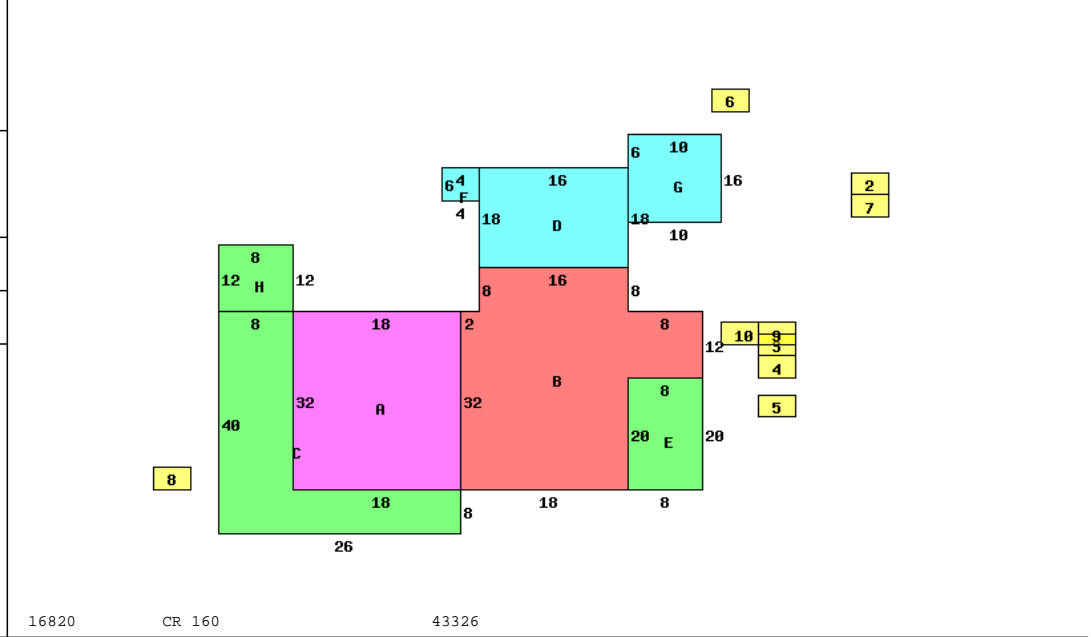
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	12.6450	12.6450	12.6450	12.6450	
Land100%	66170	72340	72340	72340	72330
Bldg100%	134370	159200	159200	159200	159190
Totl100%	200540t	231540t	231540t	231540t	231520t
Cauv100%	20940	36110	36110	36110	36120
Tax Value:					
Land 35%	7330	12640	12640	12640	25320
Bldg 35%	47030	55720	55720	55720	55720
Totl 35%	54360t	68360t	68360t	68360t	81030t
Hmstd35%					
Owner Oc					
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			ADDN
1	B	F	A	800			PORCH
		OFF	P	464	13920	c	OTHER
04		F	O	288	3460	d	PORCH
04		OFF	P	160	4800	e	OTHER
04		F	X	24		f	OTHER
04		F	O	160	1920	g	PORCH
		PAT	P	96	290	h	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
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	BORNTRAGER SAMMIE J	LWD *	0	99000	58600
1029	1	1995-10-23	BORNTRAGER JONAS L	LWD *	0	99000	58600
175	1	1994-03-08	BORNTRAGER REVOCABLE LIV	LUN *	0	0	156800
810	0	1986-10-03			0	0	242910

Year	Land	Bldg	Total	Net Tax
2021	7330	47030	54360	2494.70
2020	7330	47030	54360	2159.84

Project		ben acres		/ % factor	
902 MAIN DISTRICT CONSERVANCY	XA/2025				
500 HARDIN COUNTY LANDFILL	XA/2025				



Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	1376 109450
	Full Upper	FRAME	576 47420
	Basement		936 17480
	Subtotal		174350
Metal	Roof	GABLE	
Plaster/Drywall	D D		Heating -2300
Unfinished Wall	X		Plumbing -3800
Floor/Hardwood	X X		Extra Features 24390
Floor/Concrete	X		Total Value 192640
Number of Rooms	1 5 2		
Bedrooms	1 2		
		PUB PAVED ST/RD	
		Topo: ROLLING	
		Neighborhood:	
		Code:	400
		Dwl/Gar/NC%	1.2500

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	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	GLYWOOD 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				

Call Back:

Sign: PSN Date: 2015-07-20 Lister:

04-130011.0000-v082020R