

BUCK TWP
KENTON SD

00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-130043.0000
B37

AGR
2025

sale

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

2022	HERSHBERGER LEVI & AN	2002-02-11		
2023	GINGERICH AMOS S & LI	2022-03-31		
2024	GINGERICH AMOS S & LI	2022-03-31		
2025	GINGERICH AMOS S & LIZZ	2022-03-31	12190	38.194A
	14487 TR 179	LSD		
		\$350,000		
	KENTON OH 43326			

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	38.1940	38.1940	38.1940	38.1940	
Land100%	206260	225430	225430	225430	225430
Bldg100%	147510	167940	167940	167940	167940
Totl100%	353770t	393370t	393370t	393370t	393370t
Cauv100%	64230	113370	113370	113370	113370
Tax Value:					
Land 35%	22480	39680	39680	39680	78900
Bldg 35%	51630	58780	58780	58780	58780
Totl 35%	74110t	98460t	98460t	98460t	137680t
Hmstd35%	49600				
Owner Oc	46.76				
Hmstd RB					
Net Tax	3341.90	3941.24	4175.70	4147.50	
Cauv Sav	2272.96	1569.92	1663.34	1652.10	
Sp-Asmnt	42.89	42.89	66.22	66.22	

Orig Tax Year 2003
Parent: 04-130011.0000

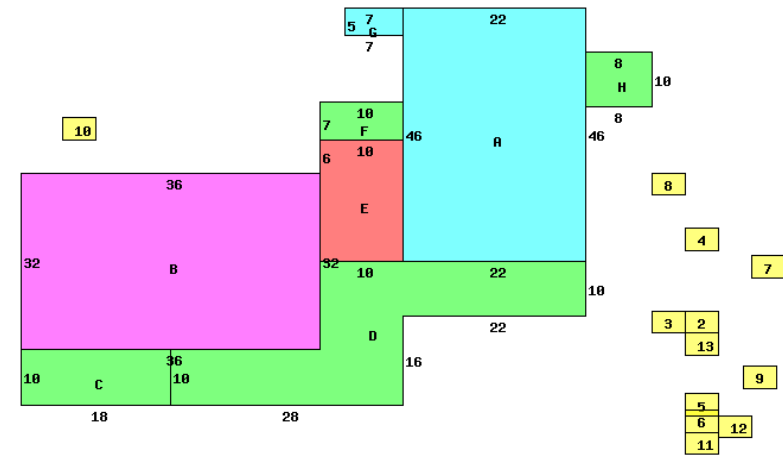
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE				
04	F	O		1012	12140	a	OTHER		
2	F	M		1152		b	*MAIN		
	FP	P		180	7200	c	PORCH		
	FP	P		660	19800	d	PORCH		
1	FC	A		220		e	ADDTN		
	FP	P		70	2100	f	PORCH		
04	F	X		35		g	OTHER		
	CAN	P		80	640	h	PORCH		

new house is 36x32 2 story attached to wash house & 10x18 enclosed porch

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
141	1	2022-03-31	GINGERICH AMOS S & LIZZIE	LSD	350000	206260	147510
64	1	2002-02-11	HERSHBERGER LE	LWD	64929	0	0

Year	Land	Bldg	Total	Net Tax
2021	22480	51630	74110	3354.32
2020	22480	51630	74110	2897.42

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



14487 TR 179 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level			
	Main	FRAME	1372 109130
	Full Upper	FRAME	1152 61300
	Basement		1152 21460
	Subtotal		191890
Metal	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X X	Heating	-2960
Unfinished Wall	X	Plumbing	-3800
Floor/Pine	X X	Extra Features	41880
Floor/Concrete	X	Total Value	227010
Number of Rooms	1 3 5		
Bedrooms	1 5		

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 F/C	2524	30X50	1500	D	2001AV	181610	.22	.20		141660
2 Shop-Stud		30X50	1500		D	2001AV	18000	.55	.20		6480
3 Lean-To		10X30	300		D	2001AV	1920	.55	.20		690
4 Crib/Grana	*SV	30X40	1200			1900FR	800				800
5 Milk House	*SV	16X18	288			OLD/	200				200
6 Flat Barn		36X80	2880		D	2002AV	27650	.55	.20		9950
7 Shed		30X70	2100		D	1990FR	20160	.70	.20		4840
8 Shed		10X20	200		D	2001AV	1920	.55	.20		690
10 Shed	*PP	6X8	48			OLD/	0				0
11 Lean-To		8X40	320		D	2002AV	2050	.55	.20		740
12 P	CAN	8X40	320		D	2002AV	2050	.55	.20		740
13 P	CAN	10X50	500		D	2001AV	3200	.55	.20		1150

PUB PAVED ST/RD	
Topo: ROLLING	
Neighborhood:	
Code:	400
Dwl/Gar/NC%	1.2500

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	5.0175	6030	30260	2660	13350
C 2	BOB BLOUNT SILT LOAM, 2	11.5762	5770	66790	2360	27320
C 14	GWB GLYNWOOD SILT LOAM	4.9562	5400	26760	1750	8670
C 39	PM PEWAMO SILTY CLAY L	12.8000	6490	83070	3560	45570
680	HSITE HOMESITE - AMISH DW	2.0000	9200	18400	9200	18400
C 51	WSTL WASTE LAND	1.2634	120	150	50	60
980	ROAD ROAD	.5807				

38.194 225430 (100%) 113370 CAUV # 3134
78900 (35%) 39680

Call Back: Sign: PSN Date: 2017-07-21 Lister: 04-130043.0000-v082020R
Call Back: Sign: PSN Date: 2017-07-21 Lister: