BUCK TWP
KENTON SD 00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-130043.0000 AGR
B37 2026

sale

2023	GINGERICH AMOS S & LI	2022-03-31
2024	GINGERICH AMOS S & LI	2022-03-31
2025	GINGERICH AMOS S & LI	2022-03-31
2026	GINGERICH AMOS S & LIZZ	2022-03-31 12190 38.194A
	14487 TR 179	1SD
		$350,000
	KENTON OH 43326	

Orig Tax Year 2003
Parent: 04-130011.0000

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	38.1940	38.1940	38.1940	38.1940	38.1940			
Land100%	225430	225430	225430	225430		225430	326890	326890
Bldg100%	167940	167940	167940	167940		167940	230260	230270
Totl100%	393370t	393370t	393370t	393370t		393370t	557140t	557160t
Cauv100%	113370	113370	113370	113370		225430	326890	103850
Tax Value:								
Land 35%	39680	39680	39680	39680		39680	36350	114410
Bldg 35%	58780	58780	58780	58780		58780	80590	80590
Totl 35%	98460t	98460t	98460t	98460t		98460t	116940t	195010t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	3941.24	4175.70	4147.50	4147.50	4147.50			
Cauv Sav	2272.96	1569.92	1663.34	1652.10				
Sp-Asmnt	42.89	66.22	66.22	66.22				

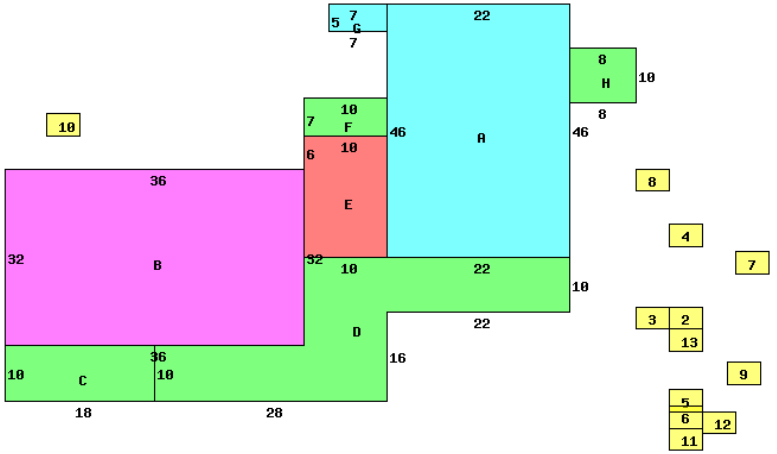
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
04	F	O		1012	12140	a	OTHER
2 B	F	M		1152		b	*MAIN
	EFP	P		180	7200	c	PORCH
	OFP	P		660	19800	d	PORCH
1	F/C	A		220		e	ADDTN
	OFP	P		70	2100	f	PORCH
04	F	X		35		g	OTHER
	CAN	P		80	640	h	PORCH

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

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

Year	Land	Bldg	Total	Net Tax
2022	22480	51630	74110	3341.90
2021	22480	51630	74110	3354.32

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

			Sq-Ft	Value
Story Height 1				
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	PUB PAVED ST/RD	
		Topo: ROLLING	
		Neighborhood:	
		Code:	400
		Dwl/Gar/NC%	1.8000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		2524		D	2001AV	181610	.22	.20	203990
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

Tab	#	S	O	I	L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1		BOA		BLOUNT SILT LOAM 0-		5.0175	8740	43850	2550	12800
C	2		BOB		BLOUNT SILT LOAM, 2		8.3912	8370	70230	2230	18710
C	14		GWB		GLYNWOOD SILT LOAM		4.7698	7830	37350	1630	7780
C	39		PM		PEWAMO SILTY CLAY L		10.5900	9410	99650	3450	36540
	680		HSITE		HOMESITE - AMISH DW		2.0000	13340	26680	13340	26680
C	51		WSTL		WASTE LAND		1.2634	170	210	50	60
	980		ROAD		ROAD		.5807				
P	2		BOB		BLOUNT SILT LOAM, 2		3.1850	8370	26660	230	730
P	14		GWB		GLYNWOOD SILT LOAM		.1864	7830	1460	230	40
P	39		PM		PEWAMO SILTY CLAY L		2.2100	9410	20800	230	510
							38.194		326890	(100%)	103850
									114410	(35%)	36350

CAUV # 3134

Call Back: Sign: PSN Date: 2017-07-21 Lister:
Call Back: Sign: PSN Date: 2017-07-21 Lister:

04-130043.0000-v082020R