

DUDLEY TWP
KENTON SD

00100

Hardin County, Ohio
Michael T. Bacon, Auditor

10-140005.0000
A32

RES
2025

sale

Eff Rate:- 50.85 — 45.71 — 48.08 — 47.49 — a/r

2022	HENSEL TOBIAS M & LIS	2017-01-23			
2023	HENSEL TOBIAS M & LIS	2017-01-23			
2024	HENSEL TOBIAS M & LIS	2017-01-23			
2025	HENSEL TOBIAS M & LISA	2017-01-23	10021	3.263A	
	14109 CR 265		2QC		
	KENTON OH 43326		\$0		

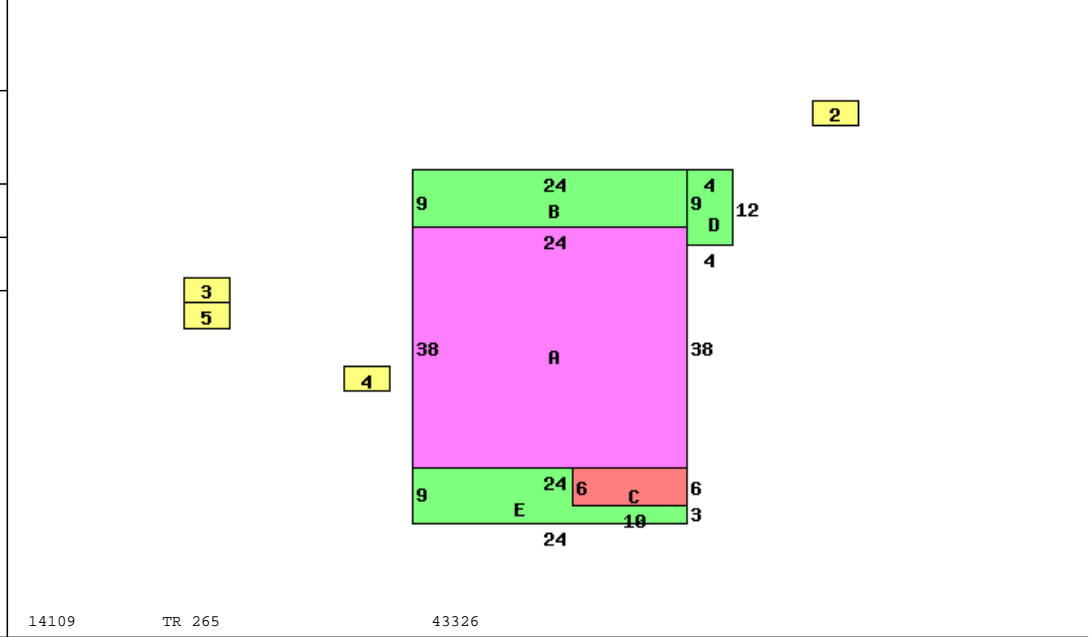
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	3.2600	3.2600	3.2600	3.2600	
Land100%	19370	26310	26310	26310	26300
Bldg100%	158740	186800	186800	186800	186800
Totl100%	178110t	213110t	213110t	213110t	213100t
Cauv100%					
Tax Value:					
Land 35%	6780	9210	9210	9210	9210
Bldg 35%	55560	65380	65380	65380	65380
Totl 35%	62340t	74590t	74590t	74590t	74590t
Hmstd35%	57120	66470	66470	65910	
Owner Oc	54.46	57.56	57.50	56.78	hmstd 5250 l 60660 b
Hmstd RB					
Net Tax	2877.74	3093.86	3270.78	3228.54	
Sp-Asmnt	21.82	21.82	34.83	34.83	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		912			
	DK	P		216	3240	b	PORCH
1	F	A		60		c	ADDTN
	RFX	P		48	480	d	PORCH
	OFF	P		156	4680	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
33	2	2017-01-23	HENSEL TOBIAS M & LISA M	2QC *	0	17290	110030
742	2	2004-11-12	HENSEL TOBIAS M	2WD	140000	14770	95490
138	2	2003-03-24	SPEARMAN CATHY A	2CT *	0	14770	95490
683	2	1999-11-10	SPEARMAN TODD A & CATHY	2WD	155000	13770	87740
979	1	1991-11-26		1WD	72000	0	66910

Year	Land	Bldg	Total	Net Tax
2021	6780	55560	62340	2896.22
2020	6780	55560	62340	2511.20

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



14109 TR 265 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 2	Sq-Ft	Value
Floor Level		
	Main	FRAME
	Full Upper	FRAME
	Basement	
	Subtotal	179030
Shingle	Roof	GABLE
	B 1 2 U A	
Plaster/Drywall	X X	684 sq ft
Unfinished Wall	X	Basement Finish
Floor/Pine	X X	Fireplaces
Floor/Carpet	X X X	Air Conditioning
Number of Rooms	1 5 3	Plumbing
Bedrooms	3	Extra Features
		Total Value
Fireplace		202280
Openings	1	PUB ELECTRIC
Stacks	1	PRIV WATER
Central Heat	A	PRIV SEWER
FORCED AIR		PUB PAVED ST/RD
Central A/C	A	
Plumbing		Neighborhood:
Standard	1	Code:
Extra 3 Fixture	1	Dwl/Gar/NC%
		1000
		1.1900

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	LTB F	Area	Rate		Cond	Value	Dpr	Dpr	Value
2 Shed	*PP	10X14	140	C	1978GD	202280	.28		173310
3 Shed		16X32	512	D	OLD/	0			0
4 Pole Build		50X50	2500	C	1970AV	3930	.65		1380
5 P	OFF	6X32	192	D	1978AV	30000	.65		10500
					1970AV	4610	.65		1610
		acres/	effective	depth	actual	effective	extended	true	
homesite		frontage	depth	factor	rate	rate	value	value	
small acreage		1.0000			15000	15000	15000	15000	
		2.2600			5000	5000	11300	11300	

Call Back: Sign: PSN Date: 2015-03-19 Lister: 10-140005.0000-v082020R