DUDLEY TWP
KENTON SD 00100

Hardin County, Ohio
Michael T. Bacon, Auditor

10-140005.0000 RES
A32 2026

sale

2023	HENSEL TOBIAS M & LIS	2017-01-23
2024	HENSEL TOBIAS M & LIS	2017-01-23
2025	HENSEL TOBIAS M & LIS	2017-01-23
2026	HENSEL TOBIAS M & LISA	2017-01-23 10021 3.263A
	14109 CR 265	2QC
		$0
	KENTON OH 43326	

Eff Rate: 45.71 48.08 47.49 47.49 a/r

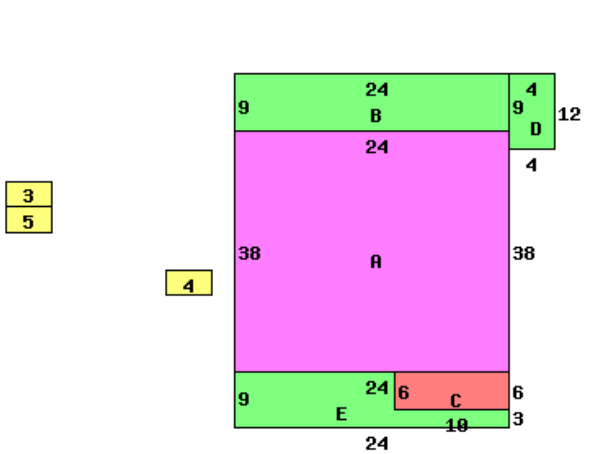
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.2600	3.2600	3.2600	3.2600	3.2600			
Land100%	26310	26310	26310	26310		26310	28540	28550
Bldg100%	186800	186800	186800	186800		186800	250890	250890
Totl100%	213110t	213110t	213110t	213110t		213110t	279430t	279440t
Cauv100%								
Tax Value:								
Land 35%	9210	9210	9210	9210		9210	9990	9990
Bldg 35%	65380	65380	65380	65380		65380	87810	87810
Totl 35%	74590t	74590t	74590t	74590t		74590t	97800t	97800t
Hmstd35%	66470	66470	65910	65910		65910	89130	
Owner Oc	57.56	57.50	56.78	56.78	56.78	hmstd 5250 l	60660 b	
Hmstd RB								
Net Tax	3093.86	3270.78	3228.54	3228.54	3228.54			
Sp-Asmnt	21.82	34.83	34.83	34.83				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		912		a	*MAIN
	DK	P		216	3240	b	PORCH
1	F	A		60		c	ADDTN
	RFX	P		48	480	d	PORCH
	OFP	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
2022	6780	55560	62340	2877.74
2021	6780	55560	62340	2896.22

p r o j e c t		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

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	972	102040
	Full Upper	FRAME	912	59960
	Basement		912	17030
	Subtotal			179030
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X	684 sq ft	Basement Finish	7490
Unfinished Wall	X		Fireplaces	2000
Floor/Pine	X X		Air Conditioning	3260
Floor/Carpet	X X X		Plumbing	2100
Number of Rooms	1 5 3		Extra Features	8400
Bedrooms	3		Total Value	202280
Fireplace			PUB ELECTRIC	
Openings	1		PRIV WATER	
Stacks	1		PRIV SEWER	
Central Heat	A		PUB PAVED ST/RD	
FORCED AIR				
Central A/C	A		Neighborhood:	
Plumbing			Code:	1000
Standard	1		Dwl/Gar/NC%	1.6300
Extra 3 Fixture	1			

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value	
1	DWELLING	1TB F		2568		C	1978GD	202280	.28		237400	
2	Shed	*PP	10X14	140			OLD/	0			0	
3	Shed		16X32	512		D	1970AV	3930	.65		1380	1 SIDE OPN
4	Pole Build		50X50	2500		C	1978AV	30000	.65		10500	
5	P	OFP	6X32	192		D	1970AV	4610	.65		1610	

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	2.2600				5000	5000	11300	11300

Call Back: Sign: PSN Date: 2015-03-19 Lister: