

DUDLEY TWP
KENTON SD

00100

Hardin County, Ohio
Michael T. Bacon, Auditor

10-140008.0000
A111

AGR
2025

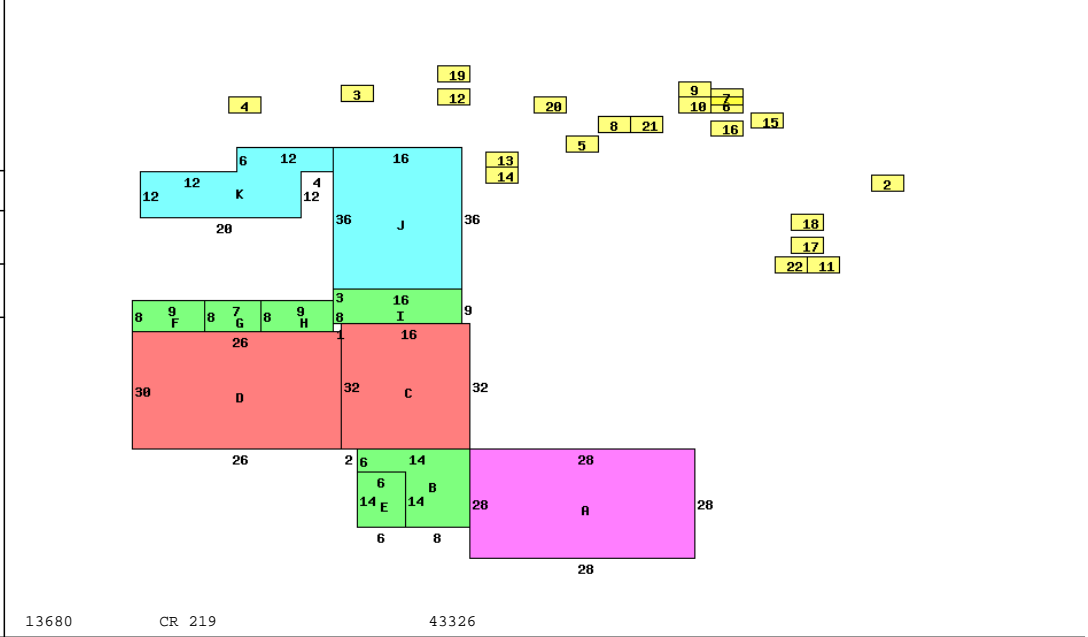
sale

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

2022 BONTRAGER ERVIN S & S					
2023 BONTRAGER ERVIN S & S					
2024 RABER ADEN & CLARA	2023-09-15				
2025 RABER ADEN & CLARA	2023-09-15	10023	73.698A		
13680 CR 219	1SD				
KENTON OH 43326	\$0				

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	111	111	111	111	111	111
Acres	73.6980	73.6980	73.6980	73.6980	73.6980	
Land100%	315660	345000	345000	345000	345000	345010
Bldg100%	124940	150690	150690	150690	150690	150690
Tot1100%	440600t	495690t	495690t	495690t	495690t	495700t
Cauv100%	63170	136290	136290	136290	136290	136290
Tax Value:						
Land 35%	22110	47700	47700	47700	47700	120750
Bldg 35%	43730	52740	52740	52740	52740	52740
TotL 35%	65840t	100440t	100440t	100440t	100440t	173500t
Hmstd35%	30000					
Owner Oc	28.60	31.20				
Hmstd RB	403.22	379.46				
Net Tax	2664.98	3832.90	4481.72	4423.90	4423.90	
Cauv Sav	4156.52	3086.36	3259.56	3217.48		
Sp-Asmnt	24.52	24.52	45.38	45.38		

SHB+ 1 BA	CONS F	TYPE M	FACT 784	SQ-FT 784	VALUE 7840	a *MAIN	
1HB 2 B	EFF P	P	196	7840	b	PORCH	
	F A	A	512		c	ADDTN	
	OFF P	P	780		d	PORCH	
	OFF P	P	84	2520	e	PORCH	
	OFF P	P	72	2160	f	PORCH	
	EFF P	P	56	2240	g	PORCH	
	OFF P	P	72	2160	h	PORCH	
	EFF P	P	144	5760	i	PORCH	
04 04	F O	O	576	6910	j	OTHER	
	F O	O	312	3740	k	OTHER	
Sale# 389	#p 1	sale date 2023-09-15	To RABER ADEN & CLARA	Type/Invalid? 1SD *	Sale\$ 0	co:land 315660	co:bldg 124940
Year 2021	Land 22110	Bldg 43730	Total 65840	Net Tax 2681.94			
2020	27240	43730	70970	2540.76			
project				ben acres / % factor			
902 MAIN DISTRICT CONSERVANCY				XA/2025			
500 HARDIN COUNTY LANDFILL				XA/2025			



Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1H	Sq-Ft	Value
Floor Level		
Main	FRAME	2076 141400
Full Upper	FRAME	780 57070
Part Upper	FRAME	512 26740
Qtr Story	FRAME	784 3130
Basement		715 13510
Subtotal		241850
Shingle	Roof	GABLE
Plaster/Drywall	X X X	392 sq ft
Unfinished Wall	X	Attic Finish 6990
Floor/Hardwood	X	Heating -4890
Floor/Pine	X X	Plumbing -3800
Number of Rooms	1 3 6 1	Extra Features 33330
Bedrooms	1 6 1	Total Value 273480
		PUB ELECTRIC
		PRIV WATER
		PRIV SEWER
		PUB PAVED ST/RD
		Topo: ROLLING
		Neighborhood:
		Code: 1000
		Dwl/Gar/NC% 1.1900

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 BAF		3760		D	1900AV		218780	.55	.20	93730
2 Poultry Ho	*SV	0	20X50	1000		1950PR		300			300
3 Shed	*SV			200		1950PR		300			300
4 Shed	1 F		764		D	1950PR		7330	.75	.20	1470
5 Shed	*SV	0	12X20	420		1950FR		400			400
6 Bank Barn	1 F	0	38X96	3648	D	1900FR		35020	.70	.20	8410
7 Lean-To	1 F	0	20X74	1480	D	1950FR		9470	.70	.20	2270
8 Flat Barn			40X70	2800	D	1960F		26880	.80	.50	2690
9 Lean-To	*SV	0	10X32	320		1972PR		300			300
10 Lean-To	*SV	0	8X46	416		1960PR		400			400
11 Lean-To			20X30	600	D	1900FR		3840	.70	.20	920
12 Shop-Stud	1 F	0	18X30	540	D	1993FR		6480	.65	.20	1810
13 STORAGE	*			1080		2011AV		43200	.05	.20	26270
14 P	OFFP			280	D	2011AV		6720	.35	.20	3490
15 Silo	C		10X60	0	D	1900PR		4000	.75	.20	800
16 Milk House			10X12	120	D	1900FR		1440	.70	.20	350
17 Flat Barn			36X80	2880	D	1900PR		27650	.80	.50	2770
18 Lean-To			15X30	450	D	1900PR		2880	.75	.20	580
19 Shed			16X24	384	D	1900AV		3690	.65	.20	1030
20 Lean-To			30X30	900	D	1960FR		5760	.70	.20	1380
21 P	CAN		8X48	384	D	1960FR		2460	.70	.20	590
22 P	CAN		8X42	336	D	1900PR		2150	.75	.20	430

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	.8595	6030	5180	2660	2290
C 2	BOB BLOUNT SILT LOAM, 2	20.1042	5770	116000	2360	47450
C 10	FOB FOX SILT LOAM, 2-6%	3.5139	5400	18980	1260	4430
C 14	GWB GLYNWOOD SILT LOAM	9.9426	5400	53690	1750	17400
C 16	GYC2 GLYNWOOD CLAY LOAM	8.7062	4750	41350	1050	9140
C 34	NO NOLIN SILT LOAM, OC	14.6311	5800	84860	2680	39210
C 39	PM PEWAMO SILTY CLAY L	1.1529	6490	7480	3560	4100
C 51	WSTL WASTE LAND	9.0000	120	1080	50	450
W 10	FOB FOX SILT LOAM, 2-6%	.0931	1890	180	260	20
W 34	NO NOLIN SILT LOAM, OC	1.5467	4530	7010	1680	2600