

DUDLEY TWP
KENTON SD

00100

Hardin County, Ohio
Michael T. Bacon, Auditor

10-140008.0000
A111

AGR
2025

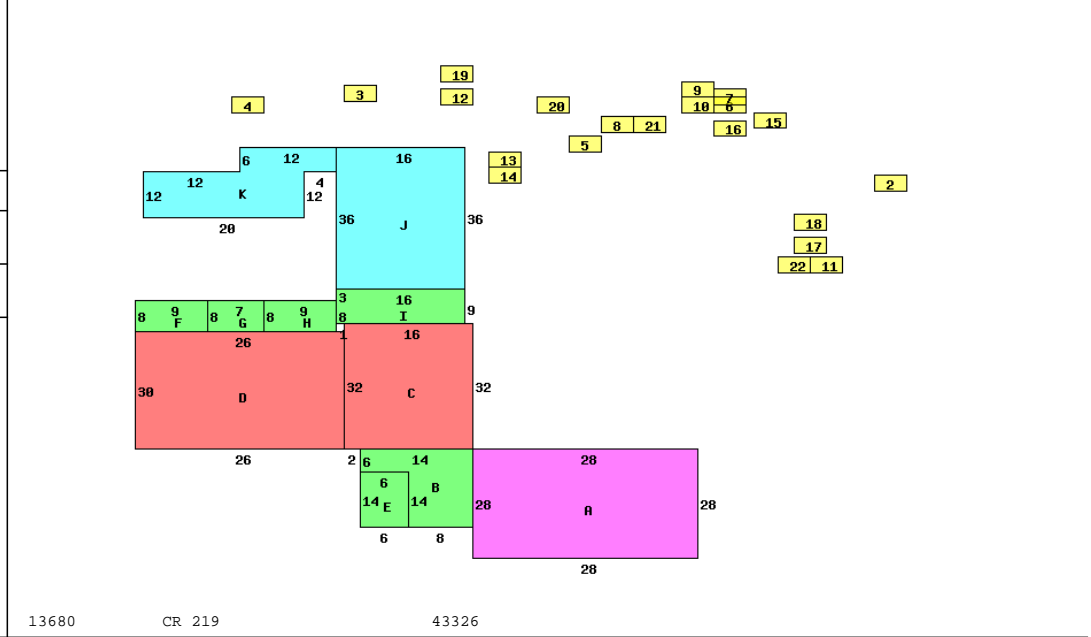
sale

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			
p r o j e c t				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
B 1 2 U A		
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