DUDLEY TWP
KENTON SD 00100

Hardin County, Ohio
Michael T. Bacon, Auditor

10-140008.0000 AGR
A111 2025

sale

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	
		$0	
	KENTON OH 43326		

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

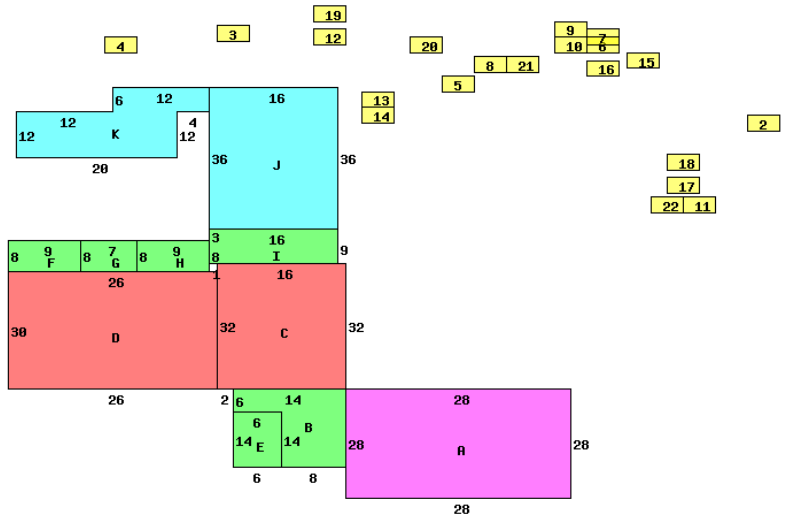
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	73.6980	73.6980	73.6980	73.6980	
Land100%	315660	345000	345000	345000	345010
Bldg100%	124940	150690	150690	150690	150690
Totl100%	440600t	495690t	495690t	495690t	495700t
Cauv100%	63170	136290	136290	136290	136290
Tax Value:					
Land 35%	22110	47700	47700	47700	120750
Bldg 35%	43730	52740	52740	52740	52740
Totl 35%	65840t	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	
Cauv Sav	4156.52	3086.36	3259.56	3217.48	
Sp-Asmnt	24.52	24.52	45.38	45.38	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 BA	F	M		784		a	*MAIN
	EFP	P		196	7840	b	PORCH
1HB	F	A		512		c	ADDTN
2 B	F	A		780		d	ADDTN
	OFP	P		84	2520	e	PORCH
	OFP	P		72	2160	f	PORCH
	EFP	P		56	2240	g	PORCH
	OFP	P		72	2160	h	PORCH
	EFP	P		144	5760	i	PORCH
04	F	O		576	6910	j	OTHER
04	F	O		312	3740	k	OTHER

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
389	1	2023-09-15	RABER ADEN & CLARA	1SD *	0	315660	124940

Year	Land	Bldg	Total	Net Tax
2021	22110	43730	65840	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			



13680 CR 219 43326

Occupancy 1 Single Family

Story Height 1H

Floor Level			Sq-Ft	Value
	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	Attic Finish 6990
Unfinished Wall	X		Heating -4890
Floor/Hardwood	X		Plumbing -3800
Floor/Pine	X X		Extra Features 33330
Number of Rooms	1 3 6 1		Total Value 273480
Bedrooms	1 6 1		

PUB ELECTRIC
PRIV WATER
PRIV SEWER
PUB PAVED ST/RD
Topo: ROLLING

Neighborhood:
Code: 1000
Dwl/Gar/NC% 1.1900

*DWELLING COMPUTATIONS

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	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	OFP		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