DUDLEY TWP
KENTON SD 00100

Hardin County, Ohio
Michael T. Bacon, Auditor

10-140008.0000 AGR
A111 2026

sale

2023	BONTRAGER ERVIN S & S			
2024	RABER ADEN & CLARA	2023-09-15		
2025	RABER ADEN & CLARA	2023-09-15		
2026	RABER ADEN & CLARA	2023-09-15	10023	73.698A
	13680 CR 219	1SD		
		$0		
	KENTON OH 43326			

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

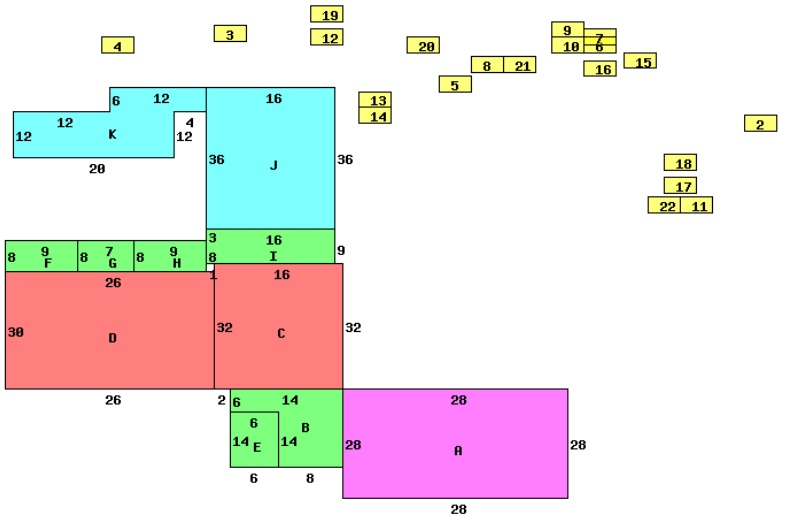
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	73.6980	73.6980	73.6980	73.6980	73.6980			
Land100%	345000	345000	345000	345000		345000	500310	500310
Bldg100%	150690	150690	150690	150690		150690	185340	185340
Totl100%	495690t	495690t	495690t	495690t		495690t	685660t	685650t
Cauv100%	136290	136290	136290	136290		345000	500310	95130
Tax Value:								
Land 35%	47700	47700	47700	47700		47700	33300	175110
Bldg 35%	52740	52740	52740	52740		52740	64870	64870
Totl 35%	100440t	100440t	100440t	100440t		100440t	98170t	239980t
Hmstd35%								
Owner Oc	31.20							
Hmstd RB	379.46							
Net Tax	3832.90	4481.72	4423.90	4423.90	4423.90			
Cauv Sav	4156.52	3086.36	3259.56	3217.48				
Sp-Asmnt	24.52	45.38	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
2022	22110	43730	65840	2664.98
2021	22110	43730	65840	2681.94

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



13680 CR 219 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
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	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% 1.6300

	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	128380
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	8740	7510	2550	2190
C	2	BOB	BLOUNT SILT LOAM, 2	20.1042	8370	168270	2230	44830
C	10	FOB	FOX SILT LOAM, 2-6%	.2451	7830	1920	1140	280
C	14	GWB	GLYNWOOD SILT LOAM	9.2716	7830	72600	1630	15110
C	16	GYC2	GLYNWOOD CLAY LOAM	4.9586	6890	34160	870	4310
C	34	NO	NOLIN SILT LOAM, OC	2.2036	8410	18530	2560	5640
C	39	PM	PEWAMO SILTY CLAY L	1.1529	9410	10850	3450	3980
C	51	WSTL	WASTE LAND	9.0000	170	1530	50	450
W	10	FOB	FOX SILT LOAM, 2-6%	.0931	2740	260	230	20
W	34	NO	NOLIN SILT LOAM, OC	1.5467	6570	10160	230	360