

DUDLEY TWP
KENTON SD

00100

Hardin County, Ohio
Michael T. Bacon, Auditor

10-140008.0000
A111

AGR
2025

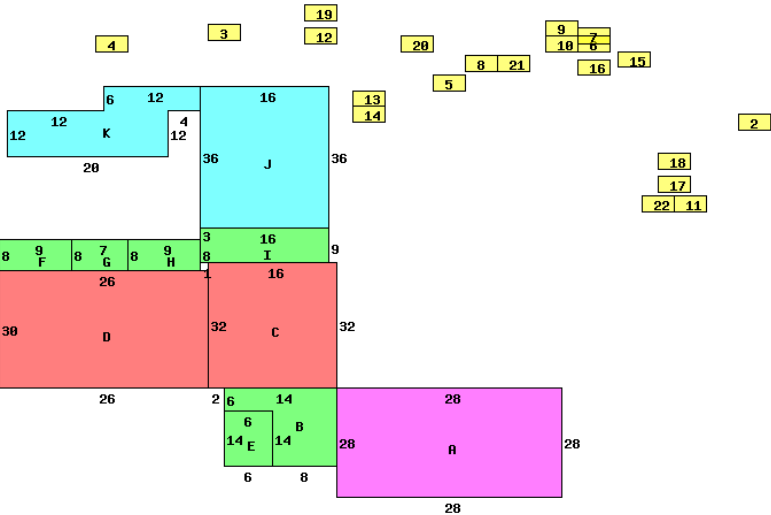
sale

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		
	\$0		
KENTON OH 43326			

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



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				
	X X X			392 sq ft	
Plaster/Drywall				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

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 BAF		3760			1900AV		218780	.55	.20	93730
2 Poultry Ho	*SV	0	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	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	OFF		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	