DUDLEY TWP
KENTON SD 00100

Hardin County, Ohio
Michael T. Bacon, Auditor

10-140011.0000 AGR
D47 2025

sale

2022 BEACH & JENNINGS FARM	2017-10-13	
2023 BEACH & JENNINGS FARM	2017-10-13	
2024 BEACH & JENNINGS FARM	2017-10-13	
2025 BEACH & JENNINGS FARMS	2017-10-13 10022	8.09A
14635 CR 219	3WD	
	$0	
KENTON OH 43326		

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

	2022	2023	2024	2025	CAMA
Tax Year					
Prop Cls	111	111	111	111	111
Acres	8.0900	8.0900	8.0900	8.0900	
Land100%	45170	49340	49340	49340	49350
Bldg100%	49510	67710	67710	67710	67720
Totl100%	94690t	117060t	117060t	117060t	117070t
Cauv100%	17710	27740	27740	27740	27750
Tax Value:					
Land 35%	6200	9710	9710	9710	17270
Bldg 35%	17330	23700	23700	23700	23700
Totl 35%	23530t	33410t	33410t	33410t	40970t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1106.74	1411.56	1490.78	1471.54	
Cauv Sav	452.02	319.42	337.34	332.98	
Sp-Asmnt	20.60	20.60	27.39	27.39	

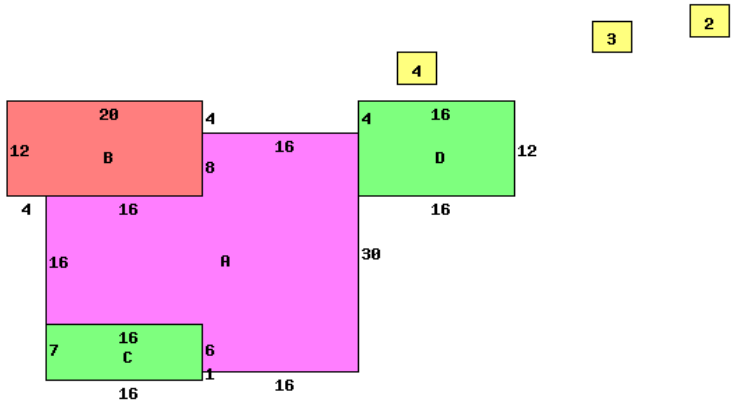
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		736		a	*MAIN
1 B	F	A		240		b	ADDTN
	OFP	P		112	3360	c	PORCH
	EFP	P		192	7680	d	PORCH

L/C BRIAN C & KIMBERLY A BEACH 6-20-2023 $450,000
INCLUDES PARCELS 10-140012,10-150014 & 10-150015

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
451	3	2017-10-13	BEACH & JENNINGS FARMS LL	3WD	*	0	33940	38540
351	3	2008-09-29	BEACH JEFFERY LEE ETAL	3CT	*	0	24090	46310
990	7	1993-10-05	BEACH ELGENE HERMAN ETAL	7WD	*	0	0	35030

Year	Land	Bldg	Total	Net Tax
2021	6200	17330	23530	1113.74
2020	6200	17330	23530	968.58

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



14635 CR 219 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	976	102460
	Part Upper	FRAME	736	34130
	Basement		240	4920
	Subtotal			141510
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X	Heating	-2110
Panelled Wall	X	Extra Features	11040
Unfinished Wall	X	Total Value	150440
Floor/Pine	X X		
Floor/Tile-Lino	X	PUB ELECTRIC	
Number of Rooms	1 4 3	PRIV WATER	
Bedrooms	1 3	PRIV SEWER	
		PUB PAVED ST/RD	
Plumbing		Topo: ROLLING	
Standard	1		
		Neighborhood:	
		Code:	1000
		Dwl/Gar/NC%	1.1900

	Bldg	Type	SHB+	Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING		1H	F/C		1712		C-	OLD/AV	135400	.55	.10	65260
2	Flat Barn				34X60	2040		D	1910PR	19580	.80	.50	1960
3	Shed		*SV	0	24X32	960			1910PR	200			200
4	Shed		*SV	0	14X20	280			OLD/FR	300			300

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	.4684	6030	2820	2660	1250
C	2	BOB	BLOUNT SILT LOAM, 2	3.9638	5770	22870	2360	9360
C	39	PM	PEWAMO SILTY CLAY L	2.2288	6490	14460	3560	7940
	680	HSITE	HOMESITE - AMISH DW	1.0000	9200	9200	9200	9200
	980	ROAD	ROAD	.4290				
				8.09		49350	(100%)	27750
						17270	(35%)	9710

CAUV # 4141

Call Back: Sign: PSN Date: 2018-06-01 Lister: 10-140011.0000-v082020R