

DUDLEY TWP
KENTON SD

00100

Hardin County, Ohio
Michael T. Bacon, Auditor

10-140039.0000
A33

RES
2025

sale

| | | | | |
|-----------------------------|------------|--------------|--|--|
| 2022 HENSEL TOBIAS M & LIS | 2017-01-23 | | | |
| 2023 HENSEL TOBIAS M & LIS | 2017-01-23 | | | |
| 2024 HENSEL TOBIAS M & LIS | 2017-01-23 | | | |
| 2025 HENSEL TOBIAS M & LISA | 2017-01-23 | 10021 1.808A | | |
| CR 265 | 2QC | | | |
| | \$0 | | | |

| | | | | | | |
|------------|--------|--------|--------|--------|-----|-------|
| Eff Rate:- | 50.85 | 45.71 | 48.08 | 47.49 | a/r | |
| Tax Year | 2022 | 2023 | 2024 | 2025 | | CAMA |
| Prop Cls | 501 | 501 | 501 | 501 | | 501 |
| Acres | 1.8100 | 1.8100 | 1.8100 | 1.8100 | | |
| Land100% | 5430 | 9060 | 9060 | 9060 | | 9050 |
| Bldg100% | | | | | | 0 |
| Totl100% | 5430t | 9060t | 9060t | 9060t | | 9050t |
| Cauvl00% | | | | | | |
| Tax Value: | | | | | | |
| Land 35% | 1900 | 3170 | 3170 | 3170 | | 3170 |
| Bldg 35% | | | | | | 0 |
| Totl 35% | 1900t | 3170t | 3170t | 3170t | | 3170t |
| Hmstd35% | | | | | | |
| Owner 0c | | | | | | |
| Hmstd RB | | | | | | |
| Net Tax | 89.38 | 133.92 | 141.46 | 139.62 | | |
| Sp-Asmnt | 2.07 | 2.07 | 6.47 | 6.47 | | |

| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:bldg |
|-------|----|------------|--------------------------|---------------|--------|---------|---------|
| 33 | 2 | 2017-01-23 | HENSEL TOBIAS M & LISA M | 2QC * | 0 | 5430 | 0 |
| 742 | 2 | 2004-11-12 | HENSEL TOBIAS M | 2WD | 140000 | 5430 | 0 |
| 138 | 2 | 2003-03-24 | SPEARMAN CATHY ANN | 2CT * | 0 | 10430 | 3000 |
| 683 | 2 | 1999-11-10 | SPEARMAN TODD A & CATHY | 2WD | 155000 | 9430 | 3000 |
| 322 | 1 | 1993-04-26 | OSBORN PHILLIP E & CAROL | 1WD * | 2712 | 1400 | 0 |

| Year | Land | Bldg | Total | Net Tax |
|------|------|------|-------|---------|
| 2021 | 1900 | 0 | 1900 | 89.92 |
| 2020 | 1900 | 0 | 1900 | 78.22 |

project
902 MAIN DISTRICT CONSERVANCY XA/2025 ben acres / % factor

CR 265 43326

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

| small acreage | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---------------|-----------------|--------------------|-------|--------------|-------------|----------------|----------------|------------|
| | 1.8100 | | | | 5000 | 5000 | 9050 | 9050 |

Call Back: Sign: PSN Date: 2015-03-19 Lister: 10-140039.0000-v082020R