DUDLEY TWP
KENTON SD 00100

Hardin County, Ohio
Michael T. Bacon, Auditor

10-140044.0000 RES
A44 2026

sale

2023 CLEMENT TODD A & JEAN	1997-09-10	
2024 CLEMENT TODD A & JEAN	1997-09-10	
2025 CLEMENT TODD A & JEAN	1997-09-10	
2026 CLEMENT TODD A & JEANNE	1997-09-10 10021 4.00A	
13764 CR 265	1WD	
	$20,000	
KENTON OH 43326		

Orig Tax Year 1998
Parent: 10-140031.0000

Eff Rate: 45.71 48.08 47.49 47.49 a/r

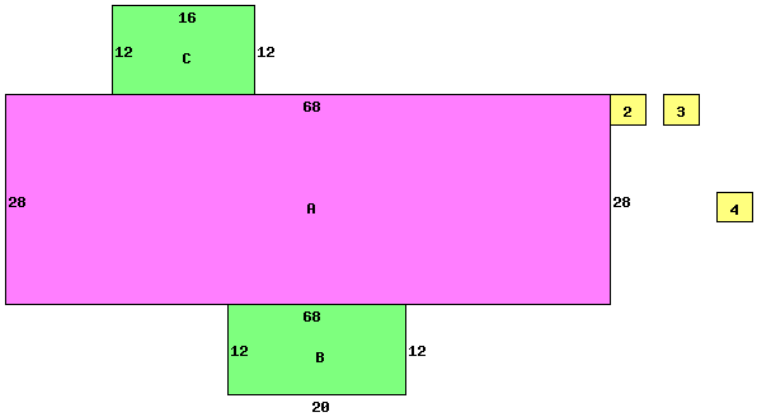
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	561	561	561	561	0	561	561	561
Acres	4.0000	4.0000	4.0000	4.0000	4.0000			
Land100%	30000	30000	30000	30000		30000	32260	32250
Bldg100%	110060	110060	110060	110060		110060	143000	143000
Totl100%	140060t	140060t	140060t	140060t		140060t	175260t	175250t
Cauv100%								
Tax Value:								
Land 35%	10500	10500	10500	10500		10500	11290	11290
Bldg 35%	38520	38520	38520	38520		38520	50050	50050
Totl 35%	49020t	49020t	49020t	49020t		49020t	61340t	61340t
Hmstd35%			36430	36430		36430	48740	
Owner Oc			31.38	31.38	31.38	hmstd 5250 l	31180 b	
Hmstd RB								
Net Tax	2071.10	2187.32	2127.70	2127.70	2127.70			
Sp-Asmnt	20.81	30.53	30.53	30.53				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1904		a	*MAIN
	OFP	P		240	7200	b	PORCH
	DK	P		192	2880	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
540	1	1997-09-10	CLEMENT TODD A & JEANNE	1WD	20000	0	0

Year	Land	Bldg	Total	Net Tax
2022	7560	21560	29120	1369.66
2021	7560	21560	29120	1378.32

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



13764 CR 265 43326

Occupancy 4 M/H on Real Estate

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1904	133110
	Subtotal			133110
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	3260
Floor/Carpet	X	Plumbing	3500
Floor/Tile-Lino	L	Extra Features	10080
Number of Rooms	6	Total Value	149950
Bedrooms	3		
		PUB ELECTRIC	
Central Heat	A	PRIV WATER	
FORCED AIR		PRIV SEWER	
Central A/C	A	PUB PAVED ST/RD	
Plumbing			
Standard	1	Neighborhood:	
Extra 3 Fixture	1	Code:	1000
Extra 2 Fixture	1	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	MH/REAL	1 F/C	28X68	1904		MHD	1998AV	119960	.22	.20	122010
2	Flat Barn		30X56	1680		D	1920AV	16130	.80	.50	1610
3	Shed		30X46	1380		D	1960AV	13250	.65		4640
4	Pole Build		32X48	1536		C	2017AV	18430	.20		14740

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	3.0000				5000	5000	15000	15000

Call Back: Sign: PSN Date: 2015-03-19 Lister: 10-140044.0000-v082020R