DUDLEY TWP
KENTON SD 00100

Hardin County, Ohio
Michael T. Bacon, Auditor

10-150003.0000 AGR
D31 2026

sale

2023	TROYER JOSEPH F & ROS	2003-01-24			
2024	TROYER JOSEPH F & ROS	2003-01-24			
2025	TROYER JOSEPH F & ROS	2003-01-24			
2026	TROYER JOSEPH F & ROSEM	2003-01-24	10022	79.21A	
	20894 TR 146	1SD			
		$110,000			
	KENTON OH 43326				

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

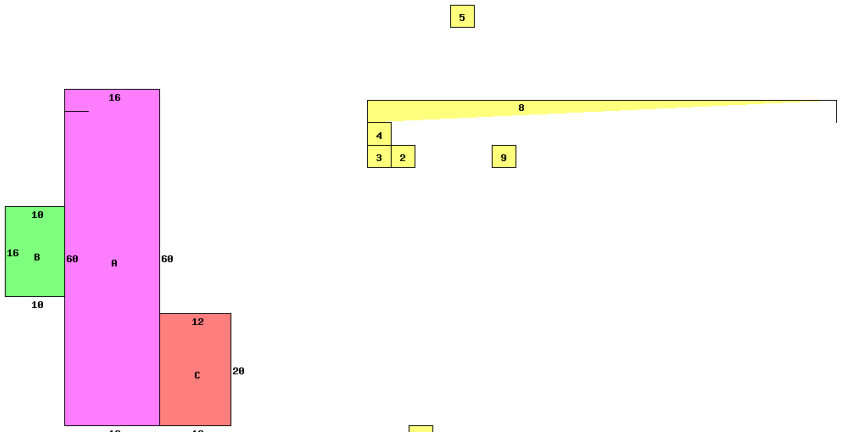
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	79.2100	79.2100	79.2100	79.2100	79.2100			
Land100%	441460	441460	441460	441460		441460	640260	640250
Bldg100%	60710	60710	60710	60710		60710	84770	84770
Totl100%	502170t	502170t	502170t	502170t		502170t	725030t	725020t
Cauv100%	197430	197430	197430	197430		441460	640260	158020
Tax Value:								
Land 35%	69100	69100	69100	69100		69100	55310	224090
Bldg 35%	21250	21250	21250	21250		21250	29670	29670
Totl 35%	90350t	90350t	90350t	90350t		90350t	84980t	253760t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	3817.26	4031.50	3979.46	3979.46	3979.46			
Cauv Sav	5086.86	3608.58	3811.06	3761.90				
Sp-Asmnt	23.14	38.64	38.64	38.64				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		960		a	*MAIN
	OFP	P		160	4800	b	PORCH
1	F	A		240		c	ADDTN

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
33	1	2003-01-24	TROYER JOSEPH F & ROSEMA	1SD	110000	123030	200
180	7	1996-05-15	LINDSEY FAMILY LIMITED P	7WD *	0	78910	200
922	1	1992-10-02		1WD *	85000	0	75110

Year	Land	Bldg	Total	Net Tax
2022	33250	18040	51290	2412.44
2021	33250	18040	51290	2427.70

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



20894 TR 146 43326

Occupancy 4 M/H on Real Estate

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1200	106310
	Subtotal			106310
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Heating	-1430
Floor/Hardwood	X	Plumbing	-3800
Number of Rooms	5	Extra Features	4800
Bedrooms	3	Total Value	105880

PUB ELECTRIC
PRIV WATER
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	MH/REAL	1	F/C		1200		MHE	2008AV	58230	.14	.18	66930
2	Flat Barn			31X70	2170		D	2008AV	20830	.45	.20	9170
3	P		CAN	9X11	99		D	2008AV	630	.45	.20	280
4	Lean-To			20X28	560		D	2008AV	3580	.45	.20	1580
5	Shed		*NV	10X18	180			OLD/FR	0			0
6	Shed		*PP	9X13	117			2008AV	0			0
7	P		CAN	10X24	240		D	2012AV	1540	.35	.20	800
8	Shed			14X28	392		D	2023AV	3760	.05	.20	2860
9	Shed			18X24	432		D	2023AV	4150	.05	.20	3150

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	7.8743	8740	68820	2550	20080
C	2	BOB	BLOUNT SILT LOAM, 2	18.4585	8370	154500	2230	41160
C	8	EE	EEL SILT LOAM, OCCA	8.0356	8050	64690	2340	18800
C	19	KAB	KENDALLVILLE SILT L	7.9276	8410	66670	1990	15780
C	39	PM	PEWAMO SILTY CLAY L	12.6670	9410	119200	3450	43700
W	2	BOB	BLOUNT SILT LOAM, 2	1.8443	4540	8370	230	420
W	8	EE	EEL SILT LOAM, OCCA	11.7047	5790	67770	230	2690
W	19	KAB	KENDALLVILLE SILT L	.1993	5000	1000	230	50
	680	HSITE	HOMESITE - AMISH DW	1.0000	13340	13340	13340	13340
	980	ROAD	ROAD	.8063				
P	1	BOA	BLOUNT SILT LOAM 0-	.2647	8740	2310	230	60
P	2	BOB	BLOUNT SILT LOAM, 2	5.5108	8370	46130	230	1270
P	39	PM	PEWAMO SILTY CLAY L	2.9169	9410	27450	230	670

79.21		640250	(100%)	158020
		224090	(35%)	55310

CAUV # 2955

Call Back: Sign: PSN Date: 2015-02-27 Lister:

10-150003.0000-v082020R