DUDLEY TWP
KENTON SD 00100

Hardin County, Ohio
Michael T. Bacon, Auditor

10-150016.0000 AGR
D29 2026

sale

2023 WAHL JEFFREY & PAMELA	1988-03-30	
2024 WAHL JEFFREY & PAMELA	1988-03-30	
2025 WAHL PAMELA SUE	2024-08-27	
2026 WAHL PAMELA SUE	2024-08-27 10022	91.00A
21026 TR 146	1CT	
	$0	
KENTON OH 43326		

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

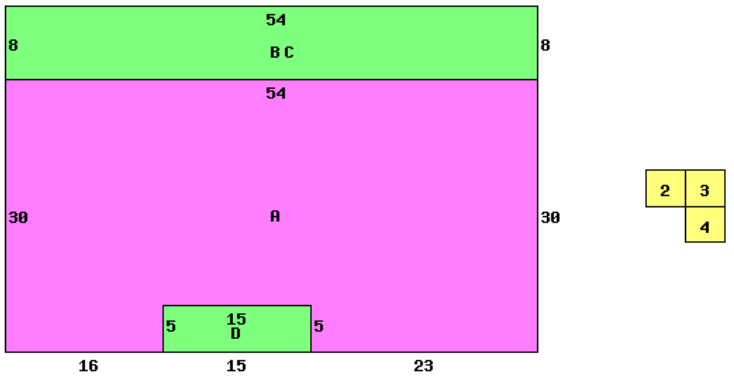
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	91.0000	91.0000	91.0000	91.0000	91.0000			
Land100%	407570	407570	407570	407570		407570	591110	591120
Bldg100%	193630	193630	193630	193630		193630	251260	251270
Totl100%	601200t	601200t	601200t	601200t		601200t	842370t	842390t
Cauv100%	144600	144600	144600	144600		407570	591110	120860
Tax Value:								
Land 35%	50610	50610	50610	50610		50610	42300	206890
Bldg 35%	67770	67770	67770	67770		67770	87940	87940
Totl 35%	118380t	118380t	118380t	118380t		118380t	130240t	294840t
Hmstd35%	59820	59820	59820	59820		59820	82350	
Owner Oc	51.80	51.74	51.54	51.54	51.54	hmstd 5250 l	54570 b	
Hmstd RB								
Net Tax	4949.72	5230.48	5162.50	5162.50	5162.50			
Cauv Sav	5108.52	3888.70	4106.90	4053.92				
Sp-Asmnt	23.87	42.67	42.67	42.67				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1545		a	*MAIN
	CAN	P		432	3460	b	PORCH
	DK	P		432	6480	c	PORCH
	OFP	P		75	2250	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
393	1	2024-08-27	WAHL PAMELA SUE	1CT	0	407570	193630
223	0	1988-03-30		*	0	0	127910
695	0	1987-08-14		*	0	0	127910

Year	Land	Bldg	Total	Net Tax
2022	21510	60510	82020	3806.68
2021	21510	60510	82020	3831.06

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



21026 TR 146 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1545	122020
	Basement		1545	28580
	Subtotal			150600
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	2630
Unfinished Wall	X	Extra Features	12190
Floor/Carpet	X	Total Value	165420
Floor/Concrete	X		
Floor/Tile-Lino	X	PUB ELECTRIC	
Number of Rooms	1	PRIV WATER	
		PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
Central A/C	A	Neighborhood:	
Plumbing		Code:	1000
Standard	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	DWELLING	1 B F		1545		C-	2010AV	148880	.12		213550		
2	Pole Build		24X20	480		C	2014AV	7200	.30		5040	ELECTRIC	CONCRET FL
3	Pole Build		48X58	2784		C	2014AV	41760	.30		29230	ELECTRIC	CONCRET FL
4	P	CAN	14X44	616		C	2014AV	4930	.30		3450		

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	2	BOB	BLOUNT SILT LOAM, 2	20.5612	8370	172100	2230	45850
C	9	FOA	FOX SILT LOAM 0-2%	1.1032	8050	8880	1360	1500
C	10	FOB	FOX SILT LOAM, 2-6%	8.8671	7830	69430	1140	10110
C	11	FPC2	FOX CLAY LOAM,6-12%	2.5684	6340	16280	540	1390
C	14	GWB	GLYNWOOD SILT LOAM	7.3588	7830	57620	1630	12000
C	19	KAB	KENDALLVILLE SILT L	1.4403	8410	12110	1990	2870
C	34	NO	NOLIN SILT LOAM, OC	2.1375	8410	17980	2560	5470
C	39	PM	PEWAMO SILTY CLAY L	2.8768	9410	27070	3450	9930
C	51	WSTL	WASTE LAND	9.9800	170	1700	50	500
W	2	BOB	BLOUNT SILT LOAM, 2	1.8944	4540	8600	230	440
W	8	EE	EEL SILT LOAM, OCCA	9.3162	5790	53940	230	2140
W	10	FOB	FOX SILT LOAM, 2-6%	1.4270	2740	3910	230	330
W	11	FPC2	FOX CLAY LOAM,6-12%	.3642	610	220	230	80
W	14	GWB	GLYNWOOD SILT LOAM	2.8532	4100	11700	230	660
W	19	KAB	KENDALLVILLE SILT L	.6202	5000	3100	230	140
W	34	NO	NOLIN SILT LOAM, OC	7.8483	6570	51560	230	1810
	670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
	980	ROAD	ROAD	1.8182				
C	2	BOB	BLOUNT SILT LOAM, 2	.0070	8370	60	230	
C	8	EE	EEL SILT LOAM, OCCA	3.0705	8050	24720	230	710
C	11	FPC2	FOX CLAY LOAM,6-12%	1.4480	6340	9180	230	330
C	14	GWB	GLYNWOOD SILT LOAM	.6930	7830	5430	230	160
C	19	KAB	KENDALLVILLE SILT L	.0777	8410	650	230	20
C	10	FOB	FOX SILT LOAM, 2-6%	.2690	7830	2110	1140	310
C	14	GWB	GLYNWOOD SILT LOAM	1.3086	7830	10250	1630	2130
C	34	NO	NOLIN SILT LOAM, OC	.0912	8410	770	2560	230
				91		591120	(100%)	120860

CAUV # 2338