

DUDLEY TWP
KENTON SD

00100

Hardin County, Ohio
Michael T. Bacon, Auditor

10-160010.0000
A19

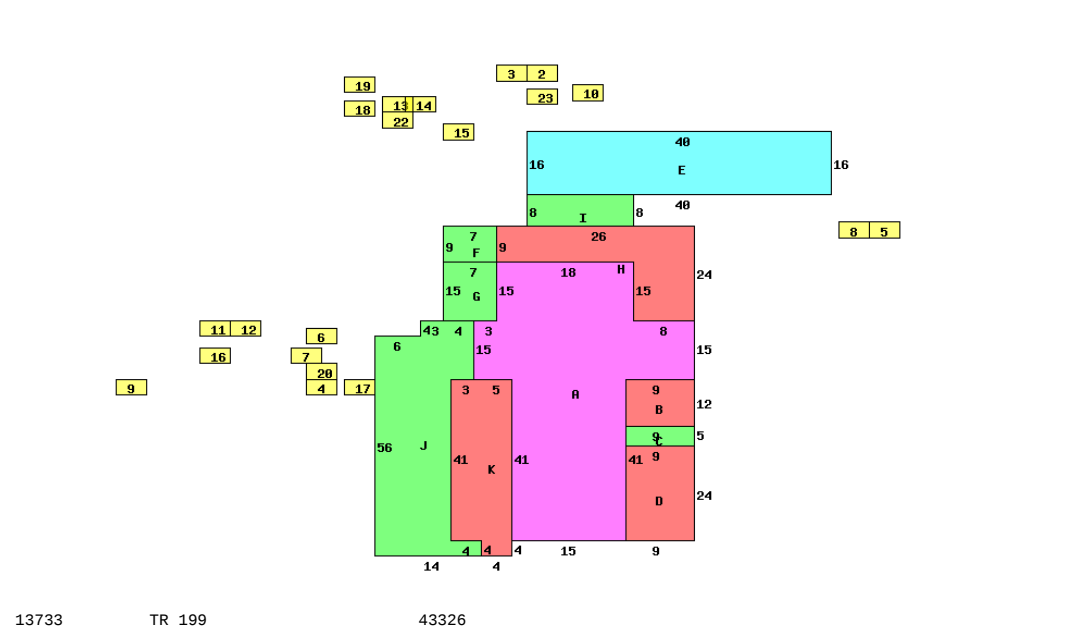
AGR
2025

sale

2022	BONTRAGER	ABRAHAM	ETA	2017-05-09			
2023	BONTRAGER	ABRAHAM	ETA	2017-05-09			
2024	BONTRAGER	ABRAHAM	ETA	2023-07-28			
2025	BONTRAGER	ABRAHAM	ETAL	2023-07-28	10032	44.592A	
	13733	TR	199	6SD			
	KENTON	OH	43326	\$0			

Eff Rate:-	50.85	45.71	48.08	47.49	a/r	
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	111	111	111	111	111	111
Acres	44.5920	44.5920	44.5920	44.5920	44.5920	
Land100%	182540	199510	199510	199510	85060	199510
Bldg100%	100630	128140	128140	128140	128140	154060
Totl100%	283170t	327660t	327660t	327660t	213200t	353570t
Cauv100%	38860	85060	85060	85060		85060
Tax Value:						
Land 35%	13600	29770	29770	29770	29770	69830
Bldg 35%	35220	44850	44850	44850	44850	53920
Totl 35%	48820t	74620t	74620t	74620t	74620t	123750t
Hmstd35%	21290	27750	27750	27750	27750	
Owner 0c	20.30	24.02	24.00	23.90	23.90	hmstd 3220 l 24530 b
Hmstd RB						
Net Tax	2275.96	3128.66	3305.60	3262.74	3262.74	
Cauv Sav	2365.42	1692.54	1787.52	1764.44		
Sp-Asmnt	23.98	23.98	45.62			

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		1320		b	ADDN
1 B	F	P		108		c	PORCH
	EF	A		45	1800	d	ADDN
1 B	F	O		216		e	OTHER
	FP	P		640	7680	f	PORCH
	FP	P		63	1890	g	PORCH
1	F/C	A		105	4200	h	ADDN
	FP	P		354		i	PORCH
	FP	P		112	4480	j	PORCH
1	F	A		637	19110	k	ADDN
				344			
Sale#	#d	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
377	2	2025-08-18	BONTRAGER ABRAHAM	D ETAL 2AF *	0	199510	128140
306	6	2023-07-28	BONTRAGER ABRAHAM	ETAL 6SD *	0	182540	100630
210	2	2017-05-09	BONTRAGER ABRAHAM	ETAL 2WD	485000	134230	80510
Year	Land	Bldg	Total	Net Tax			
2021	13600	35220	48820	2290.44			
2020	13600	35220	48820	1989.14			
p r o j e c t					ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY							
500 HARDIN COUNTY LANDFILL					XA/2025		
					XA/2025		



Occupancy 1 Single Family				*DWELLING COMPUTATIONS	
				Sq-Ft	Value
Story Height	2				
Floor Level					
	Main	FRAME		2342	155910
	Full Upper	FRAME		1320	63470
	Basement			664	12580
	Subtotal				231960
Metal	Roof	GABLE			
	B 1 2 U A				
	X X				
Plaster/Drywall			Heating		-4390
Unfinished Wall	X		Plumbing		-3800
Floor/Hardwood		X	Extra Features		39160
Floor/Pine		X X	Total Value		262930
Number of Rooms	1 9 2				
Bedrooms	1 4				
			PUB ELECTRIC		
			PRIV WATER		
			PRIV SEWER		
			PUB PAVED ST/RD		
			Topo: ROLLING		
			Neighborhood:		
			Code:		
			Dwl/Gar/NC%	1000	
				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 F/C		3662			D	1920FR		210340	.65	.20	96000
2 Shop-Stud		40X40	1600			D	2009AV		19200	.40	.20	9220
3 Pole Build		26X60	1560			D	2009AV		14980	.40	.20	7190
4 Shed	M	30X40	1200			D	2003AV		11520	.50	.20	4610
5 Shed		20X30	600			D	2009AV		5760	.40	.20	2770
6 Lean-To	*SV	0	24X40	960			1970FR		1000			1000
7 04	*SV	0	10X16	160			1975FR		500			500
8 P	CAN0	8X30	240			D	2009AV		1540	.40	.20	740
9 Bank Barn	F	0	30X50	1500		D	1960FR		14400	.70	.20	3460
10 Shed	*PP	0	10X14	140			1970FR		200			200
11 Crib/Grana	F	0	28X54	1512		D	1970AV		12100	.65	.20	3390
12 Lean-To	*SV	0	12X16	192			1970AV		300			300
13 Flat Barn	F	0	36X85	3060		D	1997AV		29380	.55	.20	10580
14 Lean-To	F	0	24X48	1152		D	1997AV		7370	.55	.20	2650
15 Silo	*SV	0	10X40	400			1997FR		500			500
16 Shed		24X78	1872			D	1985FR		17970	.70	.20	4310
17 P	CAN	8X30	240			D	2003AV		1540	.50	.20	620
18 P	CAN	10X24	240			D	1997AV		1540	.55	.20	550
19 P	CAN	10X40	400			D	1997AV		2560	.55	.20	920
20 Lean-To		30X40	1200			D	1997AV		7680	.55	.20	2770
21 Shed		16X18	288			D	1995FR		2770	.65	.20	780
22 Lean-To		12X36	432			D	1997AV		2770	.55	.20	1000
23 Shed	*PP	8X12	96				2017AV		0			0

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	1.5193	6030	9160	2660	4040
C 2	BOB BLOUNT SILT LOAM, 2	1.9959	5770	11520	2360	4710
C 14	GWB GLYNWOOD SILT LOAM	6.5774	5400	35520	1750	11510
C 16	GYC2 GLYNWOOD CLAY LOAM	.4806	4750	2280	1050	510
C 34	NO NOLIN SILT LOAM, OC	.9209	5800	5340	2680	2470
C 39	PM PEWAMO SILTY CLAY L	3.4475	6490	22370	3560	12270
C 51	WSTL WASTE LAND	6.7500	120	810	50	340
W 2	BOB BLOUNT SILT LOAM, 2	.2483	3130	780	470	120
W 16	GYC2 GLYNWOOD CLAY LOAM	.0251	1460	40	230	10