DUDLEY TWP
KENTON SD 00100

Hardin County, Ohio
Michael T. Bacon, Auditor

10-160010.0000 AGR
A19 2026

sale

2023	BONTRAGER ABRAHAM ETA	2017-05-09
2024	BONTRAGER ABRAHAM ETA	2023-07-28
2025	BONTRAGER ABRAHAM ETA	2023-07-28
2026	BONTRAGER ABRAHAM ETAL	2023-07-28 10032 44.592A
	13733 TR 199	6SD
		$0
	KENTON OH 43326	

2027	BONTRAGER ABRAHAM D ETA	2025-08-18
	13733 TR 199	2AF
	KENTON OH 43326	

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

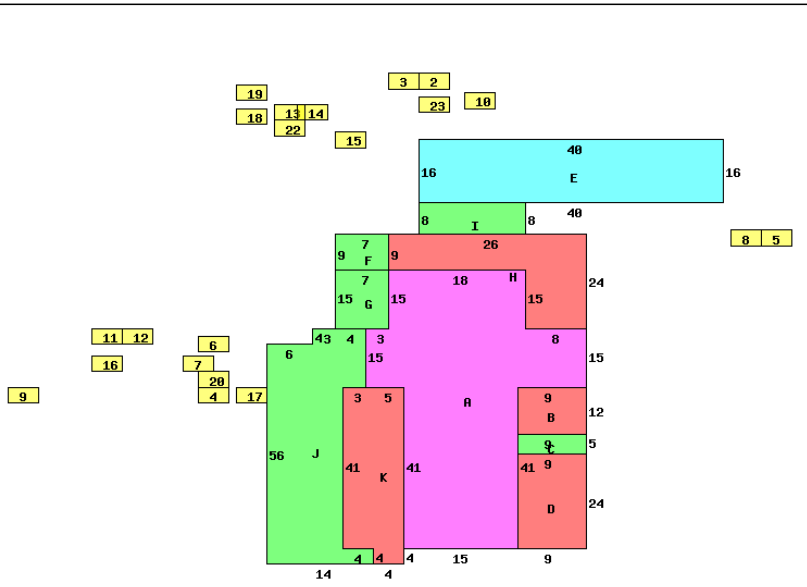
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	44.5920	44.5920	44.5920	44.5920	44.5920			
Land100%	199510	199510	199510	199510		199510	289310	289310
Bldg100%	128140	128140	128140	128140		128140	154060	154060
Totl100%	327660t	327660t	327660t	327660t		327660t	443370t	443370t
Cauv100%	85060	85060	85060	85060		199510	289310	52010
Tax Value:								
Land 35%	29770	29770	29770	29770		29770	18200	101260
Bldg 35%	44850	44850	44850	44850		44850	53920	53920
Totl 35%	74620t	74620t	74620t	74620t		74620t	72120t	155180t
Hmstd35%	27750	27750	27750	27750		27750	38270	
Owner Oc	24.02	24.00	23.90	23.90	23.90	hmstd 3220 l	24530 b	
Hmstd RB								
Net Tax	3128.66	3305.60	3262.74	3262.74	3262.74			
Cauv Sav	2365.42	1692.54	1787.52	1764.44				
Sp-Asmnt	23.98	45.62	45.62	45.62				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		1320		a	*MAIN
1 B	F	A		108		b	ADDTN
	EFP	P		45	1800	c	PORCH
1 B	F	A		216		d	ADDTN
04	F	O		640	7680	e	OTHER
	OFP	P		63	1890	f	PORCH
	EFP	P		105	4200	g	PORCH
1	F/C	A		354		h	ADDTN
	EFP	P		112	4480	i	PORCH
	OFP	P		637	19110	j	PORCH
1	F	A		344		k	ADDTN

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
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
2022	13600	35220	48820	2275.96
2021	13600	35220	48820	2290.44

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

Plaster/Drywall	X X	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:	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	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	O4	*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	8740	13280	2550	3870
C	2	BOB	BLOUNT SILT LOAM, 2	1.9959	8370	16710	2230	4450
C	14	GWB	GLYNWOOD SILT LOAM	6.5774	7830	51500	1630	10720
C	16	GYC2	GLYNWOOD CLAY LOAM	.4806	6890	3310	870	420
C	34	NO	NOLIN SILT LOAM, OC	.9209	8410	7740	2560	2360
C	39	PM	PEWAMO SILTY CLAY L	3.4475	9410	32440	3450	11890
C	51	WSTL	WASTE LAND	6.7500	170	1150	50	340
W	2	BOB	BLOUNT SILT LOAM, 2	.2483	4540	1130	230	60
W	16	GYC2	GLYNWOOD CLAY LOAM	.0251	2120	50	230	10