

DUDLEY TWP
KENTON SD

00100

Hardin County, Ohio
Michael T. Bacon, Auditor

10-160022.0000
A40

AGR
2025

sale

Eff Rate:- 50.85 — 45.71 — 48.08 — 47.49 — a/r

2022	RABER ADEN L & CLARA	2018-10-18		
2023	RABER ADEN L & CLARA	2018-10-18		
2024	RABER ADEN L & CLARA	2018-10-18		
2025	RABER ADEN L & CLARA L	2024-09-20	10032	17.74A
	18806 TR 146		3SD	
	KENTON OH 43326		\$0	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	199	199	199	199	199
Acres	17.7400	17.7400	17.7400	17.7400	
Land100%	96060	104970	104970	104970	104980
Bldg100%	9030	15660	15660	15660	15660
Totl100%	105090t	120630t	120630t	120630t	120640t
Cauv100%	28340	50710	50710	50710	50700
Tax Value:					
Land 35%	9920	17750	17750	17750	36740
Bldg 35%	3160	5480	5480	5480	5480
Totl 35%	13080t	23230t	23230t	23230t	42220t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	615.20	981.46	1036.54	1023.16	
Cauv Sav	1114.76	802.32	847.34	836.42	
Sp-Asmnt	3.87	3.87	12.78	12.78	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
425	3	2024-09-20	RABER ADEN L & CLARA L	3SD *	0	104970	15660
521	3	2018-10-18	RABER ADEN L & CLARA L	3SD	550000	95660	42260
278	2	1998-06-15	BEECHY WILLIAM L & MARY	2SD *	0	18400	0

Year	Land	Bldg	Total	Net Tax
2021	9920	17380	27300	1292.18
2020	9920	17380	27300	1123.76

project 902 MAIN DISTRICT CONSERVANCY XA/2025 ben acres / % factor

18806	TR 146	43326
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Neighborhood:	
Code:	1000
Dwl/Gar/NC%	1.1900

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
2 Shed		16X30	480		D	2017AV	4610	.20	.20	2950
4 Pole Build		36X70	2520		D	2007AV	24190	.45	.20	10640
5 Lean-To			504		D	2017AV	3230	.20	.20	2070
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv				
C 1	BOA BLOUNT SILT LOAM 0-	8.0383	6030	48470	2660	21380				
C 2	BOB BLOUNT SILT LOAM, 2	4.6250	5770	26690	2360	10920				
C 14	GWB GLYNWOOD SILT LOAM	1.5991	5400	8640	1750	2800				
C 34	NO NOLIN SILT LOAM, OC	.1367	5800	790	2680	370				
C 39	PM PEWAMO SILTY CLAY L	1.6629	6490	10790	3560	5920				
W 14	GWB GLYNWOOD SILT LOAM	.1417	2830	400	750	110				
980	ROAD ROAD	.5363								
680	HSITE HOMESITE - AMISH DW	1.0000	9200	9200	9200	9200				
		17.74		104980	(100%)	50700	CAUV # 1869			
				36740	(35%)	17750				

Call Back: Sign: PSN Date: 2015-03-19 Lister: 10-160022.0000-v082020R