

DUDLEY TWP
KENTON SD

00100

Hardin County, Ohio
Michael T. Bacon, Auditor

10-210009.0000
J05

AGR
2025

sale

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

2022 OHIO FRESH EGGS LLC	2004-02-17
2023 OHIO FRESH EGGS LLC	2004-02-17
2024 OHIO FRESH EGGS LLC	2004-02-17
2025 OHIO FRESH EGGS LLC	2004-02-17 NE 1/4 SE 1/4 S1 39.15A
12923 CR 255	7WD
LARUE OH 43332	\$19,921,902

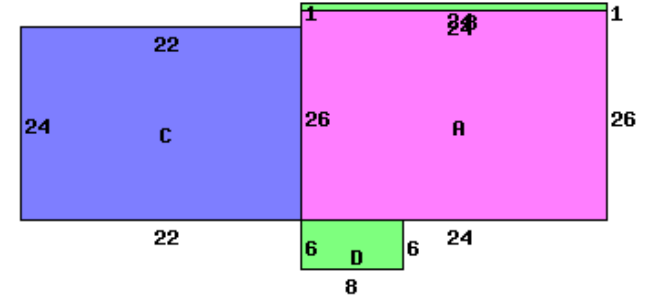
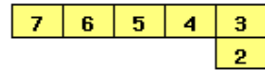
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	39.1500	39.1500	39.1500	39.1500	306740
Land100%	261290	306740	306740	306740	1613700
Bldg100%	1488740	1613710	1613710	1613710	1920440t
Totl100%	1750030t	1920460t	1920460t	1920460t	247250
Cauv100%	192430	247260	247260	247260	
Tax Value:					
Land 35%	67350	86540	86540	86540	107360
Bldg 35%	521060	564800	564800	564800	564800
Totl 35%	588410t	651340t	651340t	651340t	672150t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	27676.04	27519.02	29063.34	28688.30	
Cauv Sav	1133.58	879.64	929.02	917.04	
Sp-Asmnt	18.00	18.00	18.00	18.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F/C	M		624			
	OH	P		24	910	b	PORCH
	F2	G		528	12670	c	GRAGE
	DK	F		48	720	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
83	7	2004-02-17	OHIO FRESH EGGS LLC	7WD	19921902	59370	79460
122	1	1995-02-15	POHLMANN ANTON	1WD	96000	0	74910
487	1	1990-06-19		1WD	28000	33400	0
569	0	1988-07-26		*	0	0	33400

Year	Land	Bldg	Total	Net Tax
2021	67350	521060	588410	27850.98
2020	67350	694750	762100	31370.68

Project 500 HARDIN COUNTY LANDFILL XA/2025 ben acres / % factor



12923 CR 255 43332

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 2	Sq-Ft Value
Floor Level	Main FRAME 624 83340
	Full Upper FRAME 624 50040
	Subtotal 133380
Metal	Roof GABLE
Plaster/Drywall	D D Plumbing 1400
Floor/Carpet	X X Garages and Carports 12670
Floor/Tile-Lino	X Extra Features 1630
Number of Rooms	3 3 Total Value 149080
Bedrooms	3
Central Heat	A PUB ELECTRIC
FORCED AIR	PUB PAVED ST/RD
Plumbing	Topo: ROLLING
Standard	Neighborhood:
Extra 2 Fixture	Code: 1000
	Dwl/Gar/NC% 1.1900

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 F/C	1248		C-	1990AV	134170	.26		118150
2 PUMP HSE		32X66 2112	30.00	C	1997AV	63360	.65	.25	16630
3 Poultry Ho	5	507X68 34476	25.00	C	1997AV	861900	.60	.20	275810
4 Poultry Ho	5	507X68 34476	25.00	C	1997AV	861900	.60	.20	275810
5 Poultry Ho	5	507X68 34476	25.00	C	1997AV	861900	.60	.20	275810
6 Poultry Ho	5	507X68 34476	25.00	C	1997AV	861900	.60	.20	275810
7 Poultry Ho	5	507X68 34476	25.00	C	1997AV	861900	.60	.20	275810
8 Paving		90200	3.00	C	1997AV	270600	.55	.25	91330
9 FENCE 6'		2770	11.75	C	1997AV	32550	.65	.25	8540
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv			
C 2	BOB BLOUNT SILT LOAM, 2	9.4822	5770	54710	2360	22380			
C 16	GVC2 GLYNWOOD CLAY LOAM	1.6551	4750	7860	1050	1740			
C 39	PM PEWAMO SILTY CLAY L	4.0837	6490	26500	3560	14540			
C 51	WSTL WASTE LAND	3.3800	120	410	50	170			
W 2	BOB BLOUNT SILT LOAM, 2	2.1285	3130	6660	470	1000			
W 14	GWB GLYNWOOD SILT LOAM	.4074	2830	1150	750	310			
W 15	GYB2 GLYNWOOD CLAY LOAM	.1247	1830	230	230	30			
W 16	GVC2 GLYNWOOD CLAY LOAM	1.6818	1460	2460	230	390			
W 39	PM PEWAMO SILTY CLAY L	.0191	5370	100	1670	30			
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000			
801	OS SECONDARY	6.4900	11250	73010	11250	73010			
980	ROAD ROAD	.7875							
800	OS PRIMARY	7.9100	15000	118650	15000	118650			
		39.15		306740	(100%)	247250			CAUV # 3268
				107360	(35%)	86540			