

DUDLEY TWP
KENTON SD 00100

Hardin County, Ohio
Michael T. Bacon, Auditor

10-230012.0000 RES
K21 2025

sale

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

2022	KESSLER HEATHER & DAN	2018-10-22
2023	KESSLER HEATHER & DAN	2018-10-22
2024	KESSLER HEATHER & DAN	2018-10-22
2025	KESSLER HEATHER & DANNY	2018-10-22 SW4 SE4 S3 2.00A
	21637 TR 140	1SD
	KENTON OH 43326	\$129,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	2.0000	2.0000	2.0000	2.0000	20000
Land100%	15600	20000	20000	20000	166360
Bldg100%	116970	166370	166370	166370	186360t
Totl100%	132570t	186370t	186370t	186370t	
Cauvl00%	116540	116540	116540	116540	
Tax Value:					
Land 35%	5460	7000	7000	7000	7000
Bldg 35%	40940	58230	58230	58230	58230
Totl 35%	46400t	65230t	65230t	65230t	65230t
Hmstd35%	44350	54510	54510	53400	
Owner Oc	42.30	47.20	47.14	46.00	hmstd 5250 l 48150 b
Hmstd RB					
Net Tax	2140.14	2708.78	2863.48	2827.06	
Sp-Asmnt	23.41	23.41	28.13	28.13	

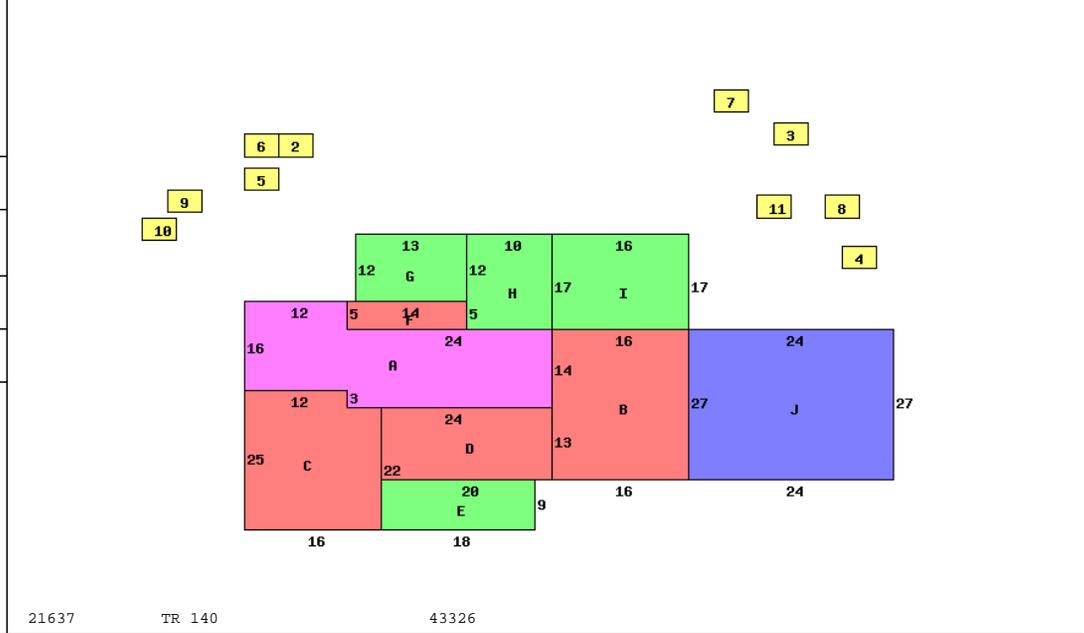
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	B	F	M	528			ADDTN
1		F/C	A	432			ADDTN
1		F/C	A	388			ADDTN
1	B	F	A	260			ADDTN
		OP	P	162	4860		PORCH
1		F/C	A	70			ADDTN
		EFP	P	156	6240		PORCH
		CVP	P	170	3910		PORCH
		CVP	P	272	6260		PORCH
		F2	G	648	15550		GRAGE

#: 22, L/W
2015 DUPLICATE COMBINED PARCEL 10-230032
102300220000 1.138a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
526	1	2018-10-22	KESSLER HEATHER & DANNY C	1SD	129000	9490	134170
217	1	2014-05-29	BEECHY WILLIAM W JR ETAL	1SD	115000	13510	124170
12	0	1986-01-06		*	23000	0	48910

Year	Land	Bldg	Total	Net Tax
2021	5460	40940	46400	2153.94
2020	5460	40940	46400	1867.34

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



21637 TR 140 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	1678 125700
	Full Upper	FRAME	528 44820
	Basement		858 16030
	Subtotal		186550
Metal	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	D D	Air Conditioning	3900
Floor/Carpet	X X	Plumbing	2100
Number of Rooms	1 4 2	Garages and Carports	15550
Bedrooms	1 2	Extra Features	21270
		Total Value	229370
Central Heat	A		
FORCED AIR		PUB ELECTRIC	
Central A/C	A	PRIV WATER	
Plumbing		PRIV SEWER	
Standard	1	PUB PAVED ST/RD	
Extra 3 Fixture	1		
		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
1 DWELLING	2 B F	2206	2206		C	1979GD	229370	.28	.30	137570
2 Pole Build	1 F 0	30X40	1200		C	1980FR	14400	.70		4320
3 POND	*.20A					OLD/AV	0			0
4 Shed	*PP	8X10	80			OLD/AV	0			0
5 Shed	*NV	8X16	0			OLD/AV	0			0
6 Lean-To		16X40	640		D	2014AV	4100	.30		2870
7 P	DK	12X14	168		C	2000AV	2520	.55		1130
8 Pole Build		40X48	1920		C	2017AV	23040	.20		18430
9 Shed	*PP	10X14	0			2015AV	0			0
10 Shed	*PP	8X10	0			2015AV	0			0
11 P	CAN		300		C	2020AV	2400	.15		2040
		acres/ frontage	effective depth	depth factor	actual rate	effective rate	extended value		true value	
homesite		1.0000			15000	15000	15000		15000	
small acreage		1.0000			5000	5000	5000		5000	