DUDLEY TWP
KENTON SD 00100

Hardin County, Ohio
Michael T. Bacon, Auditor

10-230012.0000 RES
K21 2026

sale

2023	KESSLER HEATHER & DAN	2018-10-22
2024	KESSLER HEATHER & DAN	2018-10-22
2025	KESSLER HEATHER & DAN	2018-10-22
2026	KESSLER HEATHER & DANNY	2018-10-22 SW4 SE4 S3 2.00A
	21637 TR 140	1SD
		$129,000
	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	511	511	511	511	0	511	511	511
Acres	2.0000	2.0000	2.0000	2.0000	2.0000			
Land100%	20000	20000	20000	20000		116540	116540	22250
Bldg100%	166370	166370	166370	166370		166370	217230	217220
Totl100%	186370t	186370t	186370t	186370t		282910t	333770t	239470t
Cauv100%	116540	116540	116540	116540		116540	116540	
Tax Value:								
Land 35%	7000	7000	7000	7000		7000	7790	7790
Bldg 35%	58230	58230	58230	58230		58230	76030	76030
Totl 35%	65230t	65230t	65230t	65230t		65230t	83820t	83810t
Hmstd35%	54510	54510	53400	53400		53400	71990	
Owner Oc	47.20	47.14	46.00	46.00	46.00	hmstd 5250 l	48150 b	
Hmstd RB								
Net Tax	2708.78	2863.48	2827.06	2827.06	2827.06			
Sp-Asmnt	23.41	28.13	28.13	28.13				

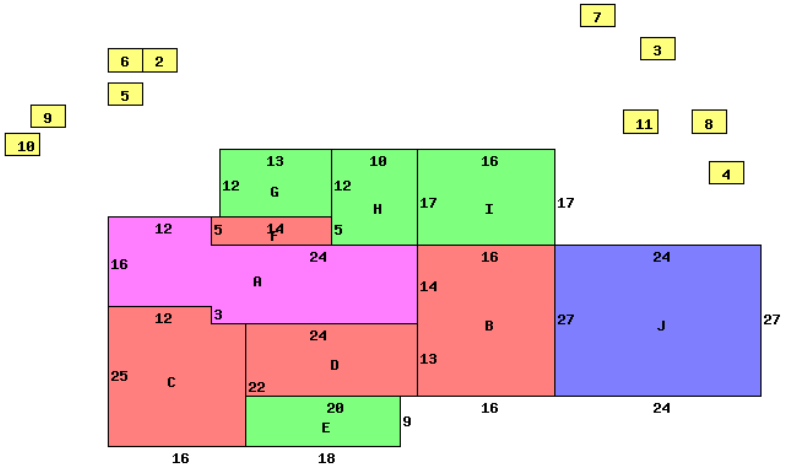
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		528		a	*MAIN
1	F/C	A		432		b	ADDTN
1	F/C	A		388		c	ADDTN
1 B	F	A		260		d	ADDTN
	OP	P		162	4860	e	PORCH
1	F/C	A		70		f	ADDTN
	EFP	P		156	6240	g	PORCH
	CVP	P		170	3910	h	PORCH
	CVP	P		272	6260	i	PORCH
	F2	G		648	15550	j	GRAGE

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

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
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
2022	5460	40940	46400	2140.14
2021	5460	40940	46400	2153.94

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



21637 TR 140 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
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%	1.6300

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B F		2206		C	1979GD	229370	.28	.30	188430
2	Pole Build	1 F 0	30X40	1200		C	1980FR	14400	.70		4320
3	POND	*.20A		0			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 frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	1.0000				5000	5000	5000	5000

Call Back: Sign: PSN Date: 2015-01-29 Lister:

10-230012.0000-v082020R