DUDLEY TWP
KENTON SD 00100

Hardin County, Ohio
Michael T. Bacon, Auditor

10-240008.0000 RES
K14 2026

sale

2023 BRIDENSTINE KIRK A &	2018-10-19	
2024 BRIDENSTINE KIRK A &	2018-10-19	
2025 BRIDENSTINE KIRK A &	2018-10-19	
2026 BRIDENSTINE KIRK A & CR	2018-10-19	PT NE 1/4 SE 1/4 S4
12476 CR 265	1SD	3.00A
	$1,691,000	
KENTON OH 43326		

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

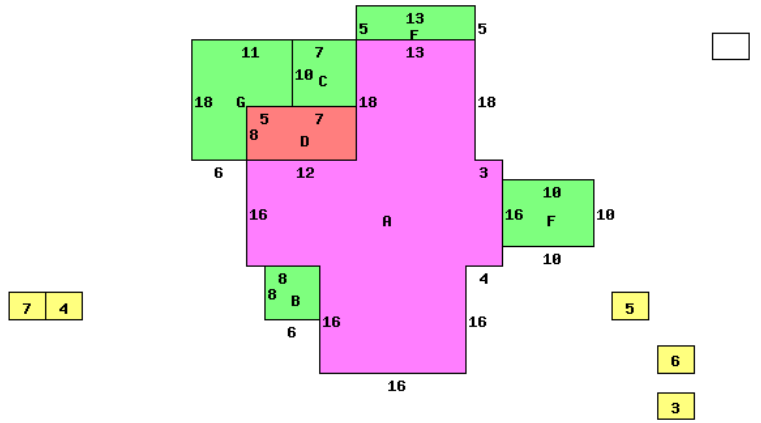
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.0000	3.0000	3.0000	3.0000	3.0000			
Land100%	25000	25000	25000	25000		25000	27260	27250
Bldg100%	153060	153060	153060	153060		153060	202090	202080
Totl100%	178060t	178060t	178060t	178060t		178060t	229340t	229330t
Cauv100%								
Tax Value:								
Land 35%	8750	8750	8750	8750		8750	9540	9540
Bldg 35%	53570	53570	53570	53570		53570	70730	70730
Totl 35%	62320t	62320t	62320t	62320t		62320t	80270t	80270t
Hmstd35%	51640	51640	51640	51640		51640	69580	
Owner Oc	44.72	44.66	44.50	44.50	44.50	hmstd 5250 l	46390 b	
Hmstd RB								
Net Tax	2588.30	2736.10	2700.38	2700.38	2700.38			
Sp-Asmnt	18.00	18.00	18.00	18.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		938		a	*MAIN
	OFP	P		48	1440	b	PORCH
	OFP	P		70	2100	c	PORCH
1	F/C	A		96		d	ADDTN
	EFP	P		65	2600	e	PORCH
	DK	P		100	1500	f	PORCH
	DK	P		158	2370	g	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
523	1	2018-10-19	BRIDENSTINE KIRK A & CRYS	1SD		1691000	18000	57770
103	1	2017-03-10	HERSHBERGER SIMON J & NET	1SD		145000	16510	46740
3	1	2006-01-09	DEISLER JEFFREY L	1QC	*	0	15910	46110
279	1	1996-05-13	DEISLER JEFFREY L	1WD		85000	10200	33800
728	1	1994-08-09	ENDSLEY JAMES E & KAREN	1WD		66000	0	44000

Year	Land	Bldg	Total	Net Tax
2022	6510	42260	48770	2252.68
2021	6510	42260	48770	2267.18

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



12476 CR 265 43326

Occupancy 1 Single Family

			*DWELLING COMPUTATIONS Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1034	104070
	Part Upper	FRAME	938	37980
	Basement		288	5650
	Subtotal			147700
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X	Plumbing	1400
Panelled Wall	X	Extra Features	10010
Floor/Pine	X	Total Value	159110
Floor/Carpet	X		
Floor/Tile-Lino	L	PUB ELECTRIC	
Number of Rooms	1 4 4	PRIV WATER	
Bedrooms	4	PRIV SEWER	
		PUB PAVED ST/RD	
Central Heat	A		
LP GAS		Neighborhood:	
Plumbing		Code:	1000
Standard	1	Dwl/Gar/NC%	1.6300
Extra 2 Fixture	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1HB F		1972		C	1900VG	159110	.30		181550
2	Pole Build		24X40	960		C	2014AV	11520	.30		8060
3	POND	*.20A		0			OLD/	0			0
4	Pole Barn		38X40	1520		C	OLD/GD	18240	.60		7300
5	Gazebo	F		100		C	1996AV	3200	.60		1280
6	P	*NV DK	6X12	72			OLD/	0			0
7	Lean-To		16X38	608		C	2017AV	4860	.20		3890

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	2.0000				5000	5000	10000	10000

Call Back: Sign: PSN Date: 2018-06-01 Lister: