

DUDLEY TWP  
KENTON SD

00100

Hardin County, Ohio  
Michael T. Bacon, Auditor

10-240013.0000  
K72

AGR  
2025

sale

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

2022 SHERMAN JOHN J & MELI	1991-04-30
2023 SHERMAN JOHN J & MELI	1991-04-30
2024 SHERMAN JOHN J & MELI	1991-04-30
2025 SHERMAN JOHN J & MELIND	1991-04-30 PT W PT NE1/4 NW1/4 S4
20270 SR 309	1UN 33.52A
KENTON OH 43326	\$25,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	33.5200	33.5200	33.5200	33.5200	
Land100%	177940	195660	195660	195660	195670
Bldg100%	55460	101800	101800	101800	101810
Totl100%	233400t	297460t	297460t	297460t	297480t
Cauv100%	52200	95510	95510	95510	95500
Tax Value:					
Land 35%	18270	33430	33430	33430	68480
Bldg 35%	19410	35630	35630	35630	35630
Totl 35%	37680t	69060t	69060t	69060t	104120t
Hmstd35%	20340	35960	35960	35960	
Owner Oc	19.40	31.14	31.10	30.98	
Hmstd RB					hmstd 5250 l 30710 b
Net Tax	1752.88	2886.62	3050.42	3010.78	
Cauv Sav	2070.02	1480.86	1563.96	1543.76	
Sp-Asmnt	18.00	18.00	18.00	218.74	

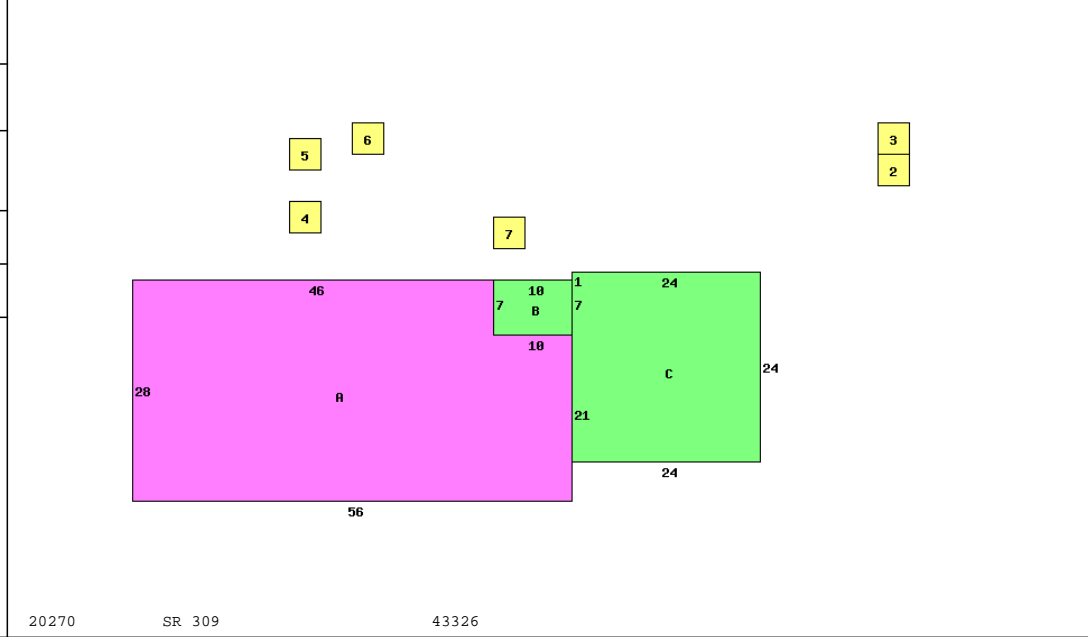
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1498			
	EFP	P		70	2800	b	PORCH
	PAT	P		576	1730	c	PORCH

#:11, 12 L/W  
2017 DUPLICATE COMBINED PARCELS  
102400110000 20.00A  
102400120000 4.00A

Sale#	#p	sale date	To	Type/Invalid?	Sales\$	co:land	co:blgd
302	1	1991-04-30		1UN *	25000	0	16910
817	1	1989-09-25		1WD	19000	0	16910
153	0	1988-03-03		*	16000	0	16910
132	0	1986-02-26		*	13000	0	22800

Year	Land	Bldg	Total	Net Tax
2021	18270	19410	37680	1764.10
2020	18270	19410	37680	1531.48

project  
178 MORRIS - TYMOCHTEE CHEEK XA/2025  
500 HARDIN COUNTY LANDFILL XA/2025  
ben acres / % factor



20270 SR 309 43326

Occupancy 4 M/H on Real Estate	*DWELLING COMPUTATIONS
Story Height 1	Sq-Ft Value
Floor Level	1498 117910
Shingle	Subtotal 117910
Panelled Wall X	Roof GABLE
Floor/Carpet X	Main FRAME
Floor/Tile-Lino X	Subtotal 117910
Number of Rooms 7	B 1 2 U A
Bedrooms 3	
Central Heat A	Plumbing 2100
FORCED AIR	Extra Features 4530
Plumbing	Total Value 124540
Standard 1	
Extra 3 Fixture 1	Neighborhood: 1000
	Dwl/Gar/NC% 1.1900

Bldg Type	SHB+Cons	DixFt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 MH/REAL	1 F/C	28X56	1498		MHD	1991AV		99630	.26		87730
2 Pole Build		40X60	2400		C	1999FR		28800	.60		11520
3 Lean-To		20X40	800		C	1999FR		6400	.60		2560
4 Shed	*PP	10X12	120			OLD/		0			0
5 Shed	*PP	10X13	130			OLD/		0			0
6 Shed	*PP	10X10	100			OLD/		0			0
7 Pool	*PP		0			2020AV		0			0
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
C 1	BOA BLOUNT SILT LOAM 0-	19.5095	6030	117640	2660	51900					
C 2	BOB BLOUNT SILT LOAM, 2	5.2334	5770	30200	2360	12350					
C 39	PM PEWAMO SILTY CLAY L	3.8974	6490	25290	3560	13880					
C 51	WSTL WASTE LAND	1.7000	120	200	50	90					
W 39	PM PEWAMO SILTY CLAY L	1.3675	5370	7340	1670	2280					
980	ROAD ROAD	.8122									
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000					
		33.52		195670	(100%)	95500	CAUV # 4051				
				68480	( 35%)	33430					

Call Back: Sign: PSN Date: 2015-01-29 Lister: 10-240013.0000-v082020R