DUDLEY TWP
KENTON SD 00100

Hardin County, Ohio
Michael T. Bacon, Auditor

10-240013.0000 AGR
K72 2025

sale

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
		$25,000
	KENTON OH 43326	

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

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 5250 l 30710 b
Hmstd RB					
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	

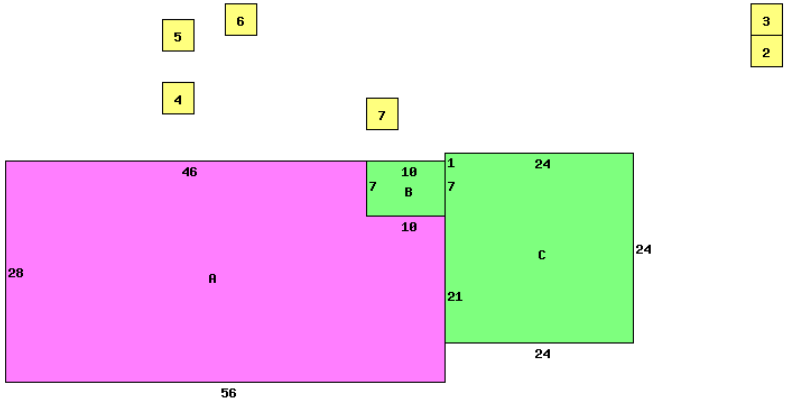
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1498		a	*MAIN
	EFP	P		70	2800	b	PORCH
	PAT	P		576	1730	c	PORCH

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

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
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

p r o j e c t		ben acres	/ %	factor
178 MORRIS - TYMOCHTEE CHEEK	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



20270 SR 309 43326

Occupancy 4 M/H on Real Estate

Story Height 1
Floor Level Main FRAME
Subtotal
Shingle Roof GABLE

*DWELLING COMPUTATIONS

	Sq-Ft	Value
	1498	117910
		117910

B 1 2 U A

Panelled Wall	X	Plumbing	2100
Floor/Carpet	X	Extra Features	4530
Floor/Tile-Lino	X	Total Value	124540
Number of Rooms	7		
Bedrooms	3	PUB ELECTRIC	
		PRIV WATER	
Central Heat	A	PRIV SEWER	
FORCED AIR		PUB PAVED ST/RD	
Plumbing			
Standard	1	Neighborhood:	
Extra 3 Fixture	1	Code:	1000
		Dwl/Gar/NC%	1.1900

	Bldg Type	SHB+Cons	DixHt FtxFt	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
					68480	(35%)	33430

CAUV # 4051

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