DUDLEY TWP
KENTON SD 00100

Hardin County, Ohio
Michael T. Bacon, Auditor

10-240013.0000 AGR
K72 2026

sale

2023	SHERMAN JOHN J & MELI	1991-04-30
2024	SHERMAN JOHN J & MELI	1991-04-30
2025	SHERMAN JOHN J & MELI	1991-04-30
2026	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: 45.71 — 48.08 — 47.49 — 47.49 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	33.5200	33.5200	33.5200	33.5200	33.5200			
Land100%	195660	195660	195660	195660		195660	283690	283680
Bldg100%	101800	101800	101800	101800		101800	134260	134250
Totl100%	297460t	297460t	297460t	297460t		297460t	417940t	417930t
Cauv100%	95510	95510	95510	95510		195660	283690	77470
Tax Value:								
Land 35%	33430	33430	33430	33430		33430	27110	99290
Bldg 35%	35630	35630	35630	35630		35630	46990	46990
Totl 35%	69060t	69060t	69060t	69060t		69060t	74100t	146280t
Hmstd35%	35960	35960	35960	35960		35960	49670	
Owner Oc	31.14	31.10	30.98	30.98	30.98	hmstd 5250 l	30710 b	
Hmstd RB								
Net Tax	2886.62	3050.42	3010.78	3010.78	3010.78			
Cauv Sav	2070.02	1480.86	1563.96	1543.76				
Sp-Asmnt	18.00	18.00	218.74	218.74				

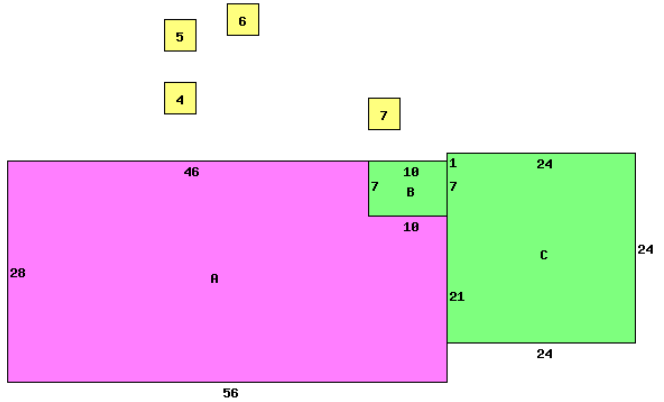
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1498		a	*MAIN
	EFP	P		70	2800	b	PORCH
	PAT	P		576	1730	c	PORCH

#: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
2022	18270	19410	37680	1752.88
2021	18270	19410	37680	1764.10

project			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

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1498	117910
	Subtotal			117910
Shingle	Roof	GABLE		

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%	1.6300

	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		120170
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-				15.8534	8740	138560	2550	40430
C	2	BOB	BLOUNT SILT LOAM, 2				1.9642	8370	16440	2230	4380
C	39	PM	PEWAMO SILTY CLAY L				2.4859	9410	23390	3450	8580
C	51	WSTL	WASTE LAND				1.7000	170	290	50	90
W	39	PM	PEWAMO SILTY CLAY L				1.3675	7790	10650	230	320
	980	ROAD	ROAD				.8122				
	670	HSITE	HOMESITE				1.0000	21750	21750	21750	21750
P	1	BOA	BLOUNT SILT LOAM 0-				1.8590	8740	16250	230	430
P	2	BOB	BLOUNT SILT LOAM, 2				1.1260	8370	9420	230	260
P	39	PM	PEWAMO SILTY CLAY L				.1334	9410	1260	230	30
P	1	BOA	BLOUNT SILT LOAM 0-				.9096	8740	7950	230	210
P	2	BOB	BLOUNT SILT LOAM, 2				1.2507	8370	10470	230	290
P	39	PM	PEWAMO SILTY CLAY L				.2747	9410	2580	230	60
P	1	BOA	BLOUNT SILT LOAM 0-				.8875	8740	7760	230	200
P	2	BOB	BLOUNT SILT LOAM, 2				.8925	8370	7470	230	210
P	39	PM	PEWAMO SILTY CLAY L				1.0034	9410	9440	230	230

	33.52	283680	(100%)	77470
		99290	(35%)	27110

CAUV # 4051

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

10-240013.0000-v082020R