

DUDLEY TWP
KENTON SD

00100

Hardin County, Ohio
Michael T. Bacon, Auditor

10-260007.0000
I64

AGR
2025

sale

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

2022	HOOVER LYNN J & ROSEN	2002-10-01			
2023	HOOVER LYNN J & ROSEN	2002-10-01			
2024	HOOVER LYNN J & ROSEN	2002-10-01			
2025	HOOVER LYNN J & ROSENE	2002-10-01	N 1/2 SE 1/4 S6	80.00A	
	12701 TR 205		LWD		
	KENTON OH 43326	\$215,000			

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	80.0000	80.0000	80.0000	80.0000	
Land100%	414830	454510	454510	454510	454500
Bldg100%	192630	250510	250510	250510	250520
Totl100%	607460t	705030t	705030t	705030t	705020t
Cauv100%	102690	201170	201170	201170	201180
Tax Value:					
Land 35%	35940	70410	70410	70410	159080
Bldg 35%	67420	87680	87680	87680	87680
Totl 35%	103360t	158090t	158090t	158090t	246760t
Hmstd35%	26380	40140	40140	41970	
Owner Oc	25.16	34.76	34.72	36.16	hmstd 5250 l 36720 b
Hmstd RB					
Net Tax	4836.42	6644.52	7019.40	6926.92	
Cauv Sav	5138.60	3746.30	3956.52	3905.48	
Sp-Asmnt	54.18	54.18	60.18	60.18	

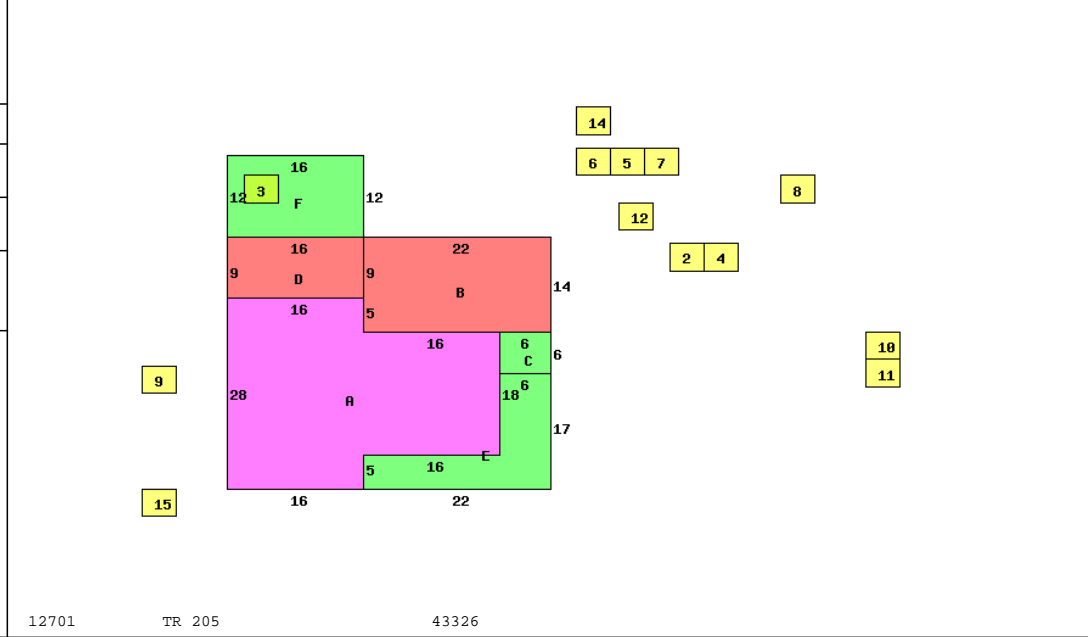
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		736		b	ADDTN
1	F/C	A		308		c	PORCH
	OFF	P		36	1440	d	ADDTN
1	F/C	A		144		e	PORCH
	OFF	P		182	5460	f	PORCH
	OFF	P		192	5760		

#: 8 L/W
102600080000 40.00a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
535	1	2002-10-01	HOOVER LYNN J & ROSENE	W	215000	119000	41540
364	0	1988-05-24		*	70000	0	99030

Year	Land	Bldg	Total	Net Tax
2021	35940	66970	102910	4846.14
2020	35940	66970	102910	4211.08

project	ben acres	%	factor
105 RANGE - TYMOCHTEE			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
362 SANDERS DITCH-TYMOCHTEE			XA/2025
387 SANDERS DITCH			XA/2024



12701 TR 205 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 2	Sq-Ft Value
Floor Level	
Main	FRAME 1188 105250
Full Upper	FRAME 736 55570
Basement	368 7110
Subtotal	167930
Metal Roof	GABLE
Plaster/Drywall	X X Heating -910
Unfinished Wall	X Plumbing 2100
Floor/Pine	X X Extra Features 12660
Number of Rooms	1 4 2 Total Value 181780
Bedrooms	2
Central Heat	X PUB ELECTRIC
FORCED AIR	PRIV WATER
Plumbing	PRIV SEWER
Standard	1 PUB PAVED ST/RD
Extra 3 Fixture	1 Neighborhood:
	Code: 1000
	Dwl/Gar/NC% 1.1900

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 B F		1924		C	OLD/AV		181780	.55		97340
2 Garage	*SV 0	18X24	432			OLD/FR		1000			1000
3 Shed	*NV 0	12X12	144			OLD/FR		0			0
4 Garage		20X24	480		C	2003AV		12720	.50		7570 CONCRETE FL
5 Shed	M	24X32	768		C	2003AV		9220	.50		4610
6 P	RFX	16X32	512		C	2003AV		5120	.50		2560
7 P	RFX	16X32	512		C	2003AV		5120	.50		2560
8 GREENHOUS	*PP	30X60	1800			OLD/		0			0
9 Shed	*PP	12X12	144			OLD/		0			0
10 Pole Build	1	144X75	10800		C	2017AV		162000	.20		129600 ELECTRIC CONCRETE FL
11 P	CAN	6X48	288		C	2017AV		2300	.20		1840
12 Shed		14X24	336		D	1970PR		3230	.75		810
14 P	CAN	12X14	168		F	OLD/FR		1340			1340
15 Shed		12X16	192		D	2014AV		1840	.30		1290
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
C 1	BOA BLOUNT SILT LOAM 0-	45.8224	6030	276310	2660	121890					
C 2	BOB BLOUNT SILT LOAM, 2	3.5389	5770	20420	2360	8350					
C 39	PM PEWAMO SILTY CLAY L	10.6945	6490	69410	3560	38070					
W 1	BOA BLOUNT SILT LOAM 0-	13.6451	3610	49260	770	10510					
W 2	BOB BLOUNT SILT LOAM, 2	.2730	3130	850	470	130					
W 39	PM PEWAMO SILTY CLAY L	4.3292	5370	23250	1670	7230					
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000					
980	ROAD ROAD	.6969									
		80		454500	(100%)	201180	CAUV # 3211				
				159080	(35%)	70410					

Call Back: Sign: PSN Date: 2018-06-01 Lister: 10-260007.0000-v082020R
Call Back: Sign: PSN Date: 2018-06-01 Lister: