DUDLEY TWP
KENTON SD 00100

Hardin County, Ohio
Michael T. Bacon, Auditor

10-260014.0000 AGR
I80.01 2026

sale

2023 BONTRAGER JOSEPH M &	2019-05-23	
2024 BONTRAGER JOSEPH M &	2019-05-23	
2025 BONTRAGER JOSEPH M &	2019-05-23	
2026 BONTRAGER JOSEPH M & LI	2019-05-23	PT NW4 SW4 & PT W PT SW4
12666 CR 195	1SD	52.696A
	$275,000	
KENTON OH 43326		

Orig Tax Year 2018
Parent: 10-270001.0000

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

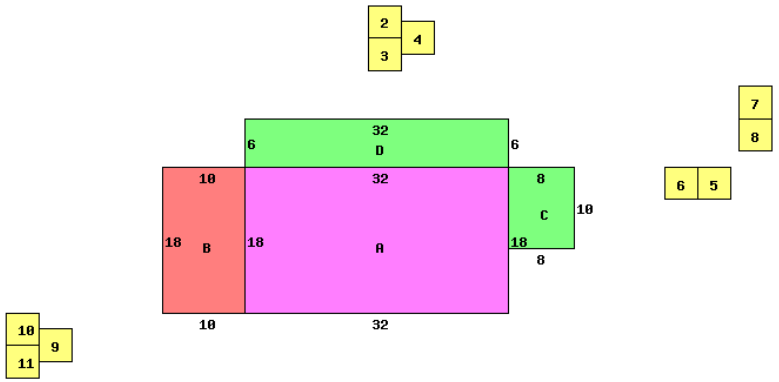
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	52.6960	52.6960	52.6960	52.6960	52.6960			
Land100%	247060	247060	247060	247060		247060	359910	359900
Bldg100%	117740	117740	117740	117740		117740	184430	184440
Totl100%	364800t	364800t	364800t	364800t		364800t	544340t	544340t
Cauv100%	80600	80600	80600	80600		247060	359910	59790
Tax Value:								
Land 35%	28210	28210	28210	28210		28210	20930	125960
Bldg 35%	41210	41210	41210	41210		41210	64550	64550
Totl 35%	69420t	69420t	69420t	69420t		69420t	85480t	190520t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2932.98	3097.58	3057.62	3057.62	3057.62			
Cauv Sav	3130.68	2461.50	2599.60	2566.06				
Sp-Asmnt	20.00	42.80	28.97	28.97				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F	M		576		a	*MAIN
1	F	A		180		b	ADDTN
	OFP	P		80	2400	c	PORCH
	OFP	P		192	5760	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
209	1	2019-05-23	BONTRAGER JOSEPH M & LIZZ	1SD	275000	225630	91140
30	1	2017-01-20	MAST ALBERT & ESTHER	1 *	0	0	0

Year	Land	Bldg	Total	Net Tax
2022	12550	35610	48160	2265.22
2021	12550	35610	48160	2279.52

project		ben acres	/ %	factor
500 HARDIN COUNTY LANDFILL	XA/2025			
902 MAIN DISTRICT CONSERVANCY	XA/2025			
387 SANDERS DITCH	XA/2024			



12666 CR 195 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	756	92380
	Subtotal			92380
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Heating	-880
Floor/Hardwood	X	Plumbing	-3800
Number of Rooms	4	Extra Features	8160
Bedrooms	2	Total Value	95860
		PUB PAVED ST/RD	
		Neighborhood:	
		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	DWELLING	1	F		756		D	2010AV	76690	.12	.20	88000
2	Bank Barn			40X72	2880		D	2010AV	27650	.40	.20	13270
3	Bank Barn			20X30	600		D	2010AV	5760	.40	.20	2770
4	P		CAN		1392		D	2010AV	8910	.40	.20	4280
5	Pole Build			24X40	960		D	2015AV	9220	.25	.20	5530
6	P		CAN	6X40	240		D	2015AV	1540	.25	.20	920
7	Pole Build		1	100X44	4400		D	2016AV	42240	.25	.20	25340
8	Milk House			12X16	192		D	2016AV	2300	.25	.20	1380
9	Shop-Stud			38X124	4712		D	2025AV	56540	.05	.35	34910
10	P		CAN	12X72	864		D	2025AV	5530	.05	.35	3410
11	Shop-Stud			12X52	624		D	2025AV	7490	.05	.35	4630

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	6.4582	8740	56440	2550	16470
C	14	GWB	GLYNWOOD SILT LOAM	10.0800	7830	78930	1630	16430
C	16	GYC2	GLYNWOOD CLAY LOAM	8.9361	6890	61570	870	7770
W	1	BOA	BLOUNT SILT LOAM 0-	13.0485	5230	68240	230	3000
W	2	BOB	BLOUNT SILT LOAM, 2	4.0405	4540	18340	230	930
W	14	GWB	GLYNWOOD SILT LOAM	.3415	4100	1400	230	80
W	16	GYC2	GLYNWOOD CLAY LOAM	.2820	2120	600	230	70
P	39	PM	PEWAMO SILTY CLAY L	1.0853	9410	10210	230	250
	680	HSITE	HOMESITE - AMISH DW	1.0000	13340	13340	13340	13340
	980	ROAD	ROAD	1.1322				
P	1	BOA	BLOUNT SILT LOAM 0-	4.0425	8740	35330	230	930
P	16	GYC2	GLYNWOOD CLAY LOAM	2.2492	6890	15500	230	520

52.696		359900	(100%)	59790
		125970	(35%)	20930

CAUV # 4280

Call Back: Sign: PSN Date: 2015-03-27 Lister:

10-260014.0000-v082020R