

DUDLEY TWP  
KENTON SD

00100

Hardin County, Ohio  
Michael T. Bacon, Auditor

10-260027.0000  
I77.01

RES  
2025

sale

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

2022	BODINE BRYAN M & ASHL	2017-07-25
2023	BODINE BRYAN M & ASHL	2017-07-25
2024	BODINE BRYAN M & ASHL	2017-07-25
2025	BODINE BRYAN M & ASHLEY	2017-07-25 S2 NW4 S6 5.565A
	12384 CR 195	LWD
	KENTON OH 43326	\$115,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	5.5650	5.5650	5.5650	5.5650	
Land100%	23170	32630	32630	32630	32620
Bldg100%	85800	102630	102630	102630	102640
Totl100%	108970t	135260t	135260t	135260t	135260t
Cauv100%					

		Orig Tax Year	2015
		Parent:	10-260001.0000
2026	BECKLEY BLAKE	2025-07-29	
	12384 CR 195	LWD	
	KENTON OH 43326		

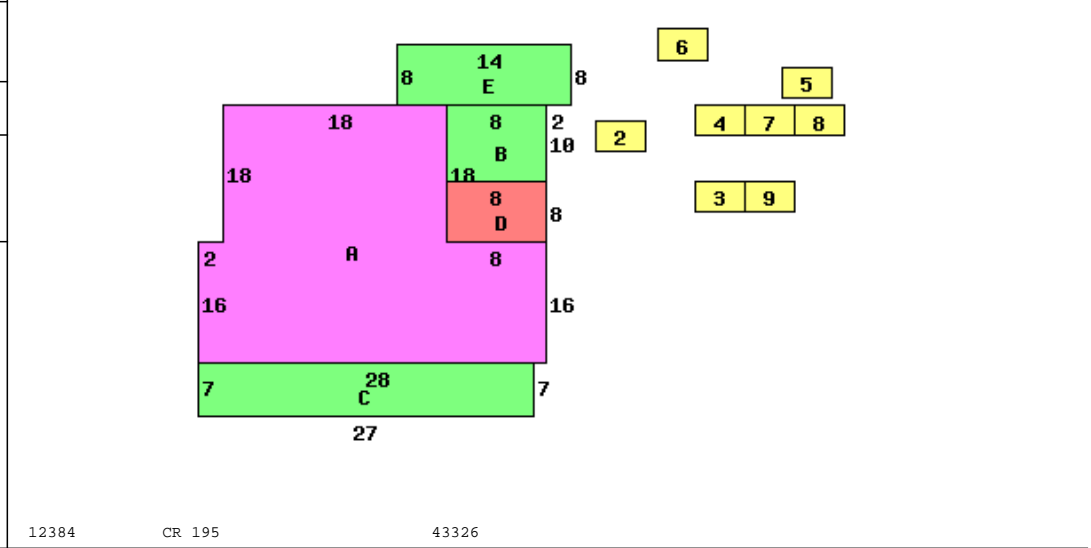
Tax Value:					
Land 35%	8110	11420	11420	11420	11420
Bldg 35%	30030	35920	35920	35920	35920
Totl 35%	38140t	47340t	47340t	47340t	47340t
Hmstd35%	31070	36800	36800	36800	
Owner Oc	29.62	31.86	31.82	31.70	hmstd 5250 l 31550 b
Hmstd RB					
Net Tax	1764.32	1968.26	2080.54	2053.40	
Sp-Asmnt	50.11	50.11	61.65	61.65	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		772		b	PORCH
	EPF	P		80	3200	c	PORCH
	OP	P		189	5670	d	ADDTN
1	F/C	A		64		e	PORCH
	PAT	A		112	340		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
335	1	2025-07-29	BECKLEY BLAKE	LWD	236500	32630	102630
333	1	2025-07-29	BODINE ASHLEY M	LAF *	0	32630	102630
352	1	2017-07-25	BODINE BRYAN M & ASHLEY M	LWD	115000	21060	54030
7	1	2014-01-07	NEWFER SKYLER	LWD	100000	0	0

Year	Land	Bldg	Total	Net Tax
2021	8110	30030	38140	1775.62
2020	8110	30030	38140	1540.08

Project		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY			
500	HARDIN COUNTY LANDFILL			
105	RANGE - TYMOCHTEE			
159	MOREY - SCIOTO			
362	SANDERS DITCH-TYMOCHTEE			
387	SANDERS DITCH			



Occupancy	1 Single Family	*DWELLING COMPUTATIONS	Sq-Ft	Value
Story Height	2			
Floor Level	Main	FRAME	836	99050
	Full Upper	FRAME	772	56490
	Basement		193	4060
	Subtotal			159600
Shingle	Roof	GABLE		
	B 1 2 U A			
Plaster/Drywall	X X	Extra Features		9210
Unfinished Wall	X	Total Value		168810
Floor/Pine	X X			
Floor/Carpet	X X			
Floor/Concrete	X	PUB ELECTRIC		
Number of Rooms	1 4 2	PRIV WATER		
Bedrooms	3	PRIV SEWER		
		PUB PAVED ST/RD		
Central Heat	A	Neighborhood:		
FORCED AIR		Code:		1000
Plumbing		Dwl/Gar/NC%		1.1900
Standard	1			

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F	1608		C-	OLD/AV	151930	.55		81360
2 Garage	F	32X24	768	C	2000FR	18430	.60		8770
3 Flat Barn	F	34X62	2108	D	1941FR	20240	.80	.50	2020
4 Shed	F	20X28	560	D	1940FR	5380	.70	.50	810
5 Shed		14X30	420	D	OLD/FR	4030	.70		1210
6 Shed		20X40	800	D	1960FR	7680	.70		2300
7 Shed		14X28	392	D	1940FR	3760	.70		1130
8 Shed		24X28	672	D	1940FR	6450	.70		1940
9 Lean-To		26X62	1612	D	1941FR	10320	.70		3100
homesite	1.0000	effective	depth	actual	effective	extended	true		
small acreage	4.5650	frontage	depth	rate	rate	value	value		
				15000	15000	15000	15000		
				5000	3860	17620	17620		