DUDLEY TWP
KENTON SD 00100

Hardin County, Ohio
Michael T. Bacon, Auditor

10-280025.0000 RES
I21 2025

sale

2022	OWINGS SHERMAN & JULI	2018-03-12
2023	OWINGS SHERMAN & JULI	2018-03-12
2024	OWINGS SHERMAN & JULI	2018-03-12
2025	OWINGS SHERMAN & JULIA	2018-03-12 PT E2 NW4 S8 5.001A
	13165 TR 209	1SD
		$160,000
	KENTON OH 43326	

Orig Tax Year 1996
Parent: 10-280002.0000

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

	2022	2023	2024	2025	
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	5.0010	5.0010	5.0010	5.0010	
Land100%	22200	31000	31000	31000	31000
Bldg100%	113910	135690	135690	135690	135680
Totl100%	136110t	166690t	166690t	166690t	166680t
Cauv100%					
Tax Value:					
Land 35%	7770	10850	10850	10850	10850
Bldg 35%	39870	47490	47490	47490	47490
Totl 35%	47640t	58340t	58340t	58340t	58340t
Hmstd35%	39040	45770	45770	45770	
Owner Oc	37.22	39.64	39.58	39.44	hmstd 5250 l 40520 b
Hmstd RB					
Net Tax	2203.54	2425.22	2563.60	2530.14	
Sp-Asmnt	24.38	24.38	35.20	35.20	

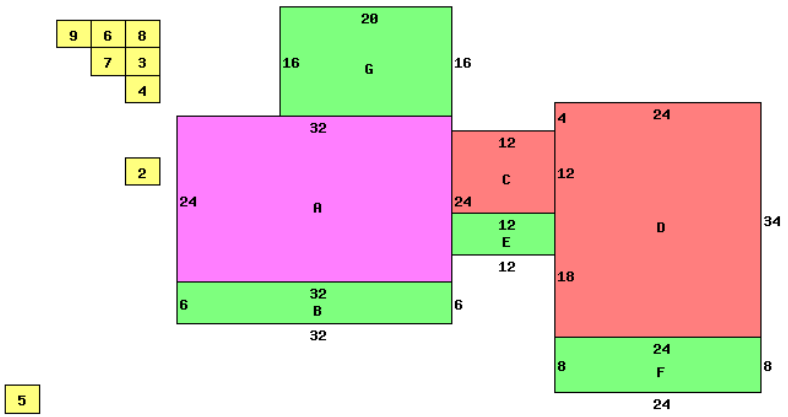
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 BQ	F	M		768		a	*MAIN
	OFP	P		192	5760	b	PORCH
1 B	F	A		144		c	ADDTN
1Q	F	A		816		d	ADDTN
	EFP	P		72	2880	e	PORCH
	OFP	P		192	5760	f	PORCH
	DK	P		320	4800	g	PORCH

7,000 included in purchaseprice was personal property

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
89	1	2018-03-12	OWINGS SHERMAN & JULIA L	1SD	160000	21600	94910
185	1	2015-04-28	HOCHSTETLER NELSON & ESTH	1WD	155000	17310	94170
478	1	2012-10-16	BONTRAGER AMOS A & LYDIA	1SD	145000	20110	128630
972	1	1995-10-05	TRYON THAD TYLER	1WD	15000	0	0

Year	Land	Bldg	Total	Net Tax
2021	7770	39870	47640	2217.68
2020	7770	39870	47640	1923.50

project			ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025			
158	LAUBIS - SCIOTO RIVER	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			



13165 TR 209 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height	1Q			
Floor Level	Main	FRAME	1728	127670
	Qtr Story	FRAME	1584	22620
	Basement		912	17030
	Subtotal			167320
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		D		D	
Unfinished Wall	X				
Floor/Pine		X		X	
Floor/Concrete	X				
Floor/Tile-Lino		X			
Number of Rooms		1	4		2
Bedrooms					2

Heating	-3900
Plumbing	-3800
Extra Features	19200
Total Value	178820
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Neighborhood:	
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	DWELLING	1 BQF		1728		D	2001VG	143060	.15	.20	115760
2	Shed	*PP	10X12	221		D	1997AV	1770			710
3	Shed		24X18	432		D	2001AV	4150	.55	.20	1490
4	P	OFP	6X24	144		D	2001AV	3460	.55	.20	1250
5	POND	*.21A		0			OLD/	0			0
6	Flat Barn		32X40	1280		D	2015AV	12290	.25	.20	7370
7	Flat Barn		24X48	1152		D	2015AV	11060	.25	.20	6640
8	P	CAN	8X40	320		D	2015AV	2050	.25	.20	1230
9	P	CAN	8X40	320		D	2015AV	2050	.25	.20	1230

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				15000	15000	15000	15000
small acreage	4.0010				5000	4000	16000	16000

Call Back: Sign: PSN Date: 2016-02-05 Lister:

10-280025.0000-v082020R