DUDLEY TWP
KENTON SD 00100

Hardin County, Ohio
Michael T. Bacon, Auditor

10-290041.0000 AGR
D36 2026

## sale

| | | |
|---|---|---|
| 2023 LAMBRIGHT DANIEL T & | | 2019-05-06 |
| 2024 TROYER SAM ETAL | | 2023-03-08 |
| 2025 TROYER SAM ETAL | | 2023-03-08 |
| 2026 TROYER SAM ETAL | | 2023-03-08 PT NE4 SE4 S9 14.555A |
| 20860 CR 144 | | 1SD |
| | | $280,000 |
| KENTON OH 43326 | | |

Orig Tax Year 2009
Parent: 10-290029.0000

| | | |
|---|---|---|
| 2027 TROYER SAM ETAL | | 2025-02-26 |
| 20860 CR 144 | | 1SD |
| 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 | 14.5550 | 14.5550 | 14.5550 | 14.5550 | 14.5550 | | | |
| Land100% | 73340 | 73340 | 73340 | 73340 | | 73340 | 106340 | 106330 |
| Bldg100% | 87430 | 95940 | 95940 | 95940 | | 95940 | 121090 | 121090 |
| Totl100% | 160770t | 169290t | 169290t | 169290t | | 169290t | 227430t | 227420t |
| Cauv100% | 31430 | 31430 | 31430 | 31430 | | 73340 | 106340 | 33920 |
| Tax Value: | | | | | | | | |
| Land 35% | 11000 | 11000 | 11000 | 11000 | | 11000 | 11870 | 37220 |
| Bldg 35% | 30600 | 33580 | 33580 | 33580 | | 33580 | 42380 | 42380 |
| Totl 35% | 41600t | 44580t | 44580t | 44580t | | 44580t | 54250t | 79600t |
| Hmstd35% | | 27500 | 27040 | 27040 | | 27040 | 37290 | |
| Owner Oc | 21.24 | 23.78 | 23.30 | 23.30 | 23.30 | hmstd 3220 l | 23820 b | |
| Hmstd RB | | | | | | | | |
| Net Tax | 1736.36 | 1965.42 | 1940.22 | 1940.22 | 1940.22 | | | |
| Cauv Sav | 824.08 | 619.80 | 654.58 | 646.14 | | | | |
| Sp-Asmnt | 22.39 | 29.68 | 29.68 | 29.68 | | | | |

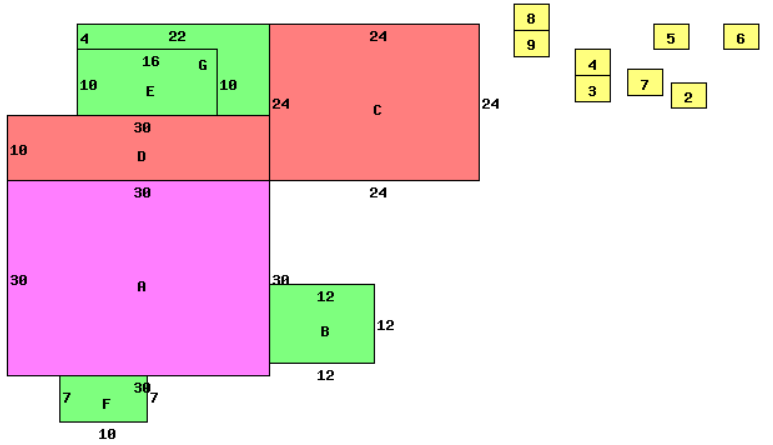
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 2 B | F | M | | 900 | | a | *MAIN |
| | DK | P | | 144 | 2160 | b | PORCH |
| 1 | F | A | | 576 | | c | ADDTN |
| 1 | F/C | A | | 300 | | d | ADDTN |
| | DK | P | | 160 | 2400 | e | PORCH |
| | EFP | P | | 70 | 2800 | f | PORCH |
| | PAT | P | | 148 | 440 | g | PORCH |

#: 42 L/W
2-20-08 transfer on death to Tara Wagner, Tiffany Neer, Tamara Zupancic
102900420000 8.555A

| Sale# | #p | sale date | To | Type/Invalid? | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|
| 96 | 1 | 2025-02-26 | TROYER SAM ETAL | 1SD * | 0 | 73340 | 95940 |
| 88 | 1 | 2023-03-08 | TROYER SAM ETAL | 1SD | 280000 | 71290 | 91430 |
| 179 | 1 | 2019-05-06 | LAMBRIGHT DANIEL T & AMAN | 1WD | 210000 | 70690 | 77110 |
| 84 | 1 | 2008-02-20 | YOUNG CAREY W | 1TD * | 140000 | 0 | 0 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 7430 | 32000 | 39430 | 1826.94 |
| 2021 | 7430 | 32000 | 39430 | 1838.66 |

| p r o j e c t | | ben acres | / % | factor |
|---|---|---|---|---|
| 500 HARDIN COUNTY LANDFILL | XA/2025 | | | |
| 902 MAIN DISTRICT CONSERVANCY | XA/2025 | | | |




20860 CR 144 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 2 | | | | |
| Floor Level | Main | FRAME | 1776 | 129630 |
| | Full Upper | FRAME | 900 | 61450 |
| | Basement | | 225 | 4610 |
| | Subtotal | | | 195690 |
| Shingle | Roof | HIP | | |

| | B 1 2 U A | | |
|---|---|---|---|
| Plaster/Drywall | P P | Fireplaces | 2000 |
| Panelled Wall | X X | Heating | -3130 |
| Unfinished Wall | X | Plumbing | -3800 |
| Floor/Hardwood | X | Extra Features | 7800 |
| Floor/Carpet | X | Total Value | 198560 |
| Floor/Concrete | X | | |
| Floor/Tile-Lino | L | PUB ELECTRIC | |
| Number of Rooms | 1 3 3 | PRIV WATER | |
| Bedrooms | 3 | PRIV SEWER | |
| | | PUB PAVED ST/RD | |
| Fireplace | | Topo: ROLLING | |
| Openings | 1 | | |
| Stacks | 1 | 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 | 2 B F | | 2676 | | D | OLD/AV | 158850 | .55 | .20 | 93210 | |
| 2 | Pole Build | | 40X60 | 2400 | | D | 2009AV | 27840 | .40 | .20 | 13360 | CONCRET FL |
| 3 | Shed | 1 F | 24X38 | 912 | | D | 1975FR | 8760 | .70 | .20 | 2100 | |
| 4 | Shed | 1 F | 16X38 | 608 | | D | 1950FR | 5840 | .70 | .20 | 1400 | |
| 5 | Silo | *NV | 14X50 | 700 | | | 1950 | 0 | | | 0 | |
| 6 | Silo | *NV | 16X50 | 800 | | | 1970 | 0 | | | 0 | |
| 7 | Lean-To | *PP | 10X10 | 0 | | | 1975 | 0 | | | 0 | |
| 8 | Flat Barn | | | 1330 | | D | 2022AV | 12770 | .05 | .20 | 9710 | |
| 9 | P | CAN | 9X30 | 270 | | D | 2022AV | 1730 | .05 | .20 | 1310 | |

| Tab | # | S O I L | | Acres | Mkt/Ac | Market | Au/Ac | Cauv |
|---|---|---|---|---|---|---|---|---|
| C | 2 | BOB | BLOUNT SILT LOAM, 2 | 5.1292 | 8370 | 42930 | 2230 | 11440 |
| C | 14 | GWB | GLYNWOOD SILT LOAM | 2.6225 | 7830 | 20530 | 1630 | 4280 |
| C | 16 | GYC2 | GLYNWOOD CLAY LOAM | 2.1260 | 6890 | 14650 | 870 | 1850 |
| C | 44 | SA | SARANAC SLTY CLAY L | .0301 | 9270 | 280 | 2660 | 80 |
| C | 51 | WSTL | WASTE LAND | 1.0000 | 170 | 170 | 50 | 50 |
| W | 2 | BOB | BLOUNT SILT LOAM, 2 | .0429 | 4540 | 190 | 230 | 10 |
| W | 14 | GWB | GLYNWOOD SILT LOAM | .0036 | 4100 | 10 | 230 | |
| W | 44 | SA | SARANAC SLTY CLAY L | .0930 | 5570 | 520 | 230 | 20 |
| | 680 | HSITE | HOMESITE - AMISH DW | 1.0000 | 13340 | 13340 | 13340 | 13340 |
| | 980 | ROAD | ROAD | .7566 | | | | |
| C | 14 | GWB | GLYNWOOD SILT LOAM | 1.7511 | 7830 | 13710 | 1630 | 2850 |
| | | | | 14.555 | | 106330 | (100%) | 33920 |
| | | | | | | 37220 | ( 35%) | 11870 |

CAUV # 4527

Call Back: Sign: PSN Date: 2015-02-27 Lister: