DUDLEY TWP
KENTON SD 00100

Hardin County, Ohio
Michael T. Bacon, Auditor

10-300004.0000 AGR
K23 2026

sale

2023 HERSHBERGER JONI R &		2012-07-02
2024 HERSHBERGER JONI R &		2012-07-02
2025 HERSHBERGER JONI R &		2012-07-02
2026 HERSHBERGER JONI R & ES		2012-07-02 N PT E2 NW4 PT SW4 SE4 S3
21414 TR 140		1SD 49.833A
		$490,000
KENTON OH 43326		

Orig Tax Year 2013
Parent: 10-230009.0000

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	49.8330	49.8330	49.8330	49.8330	49.8330			
Land100%	271570	271570	271570	271570		271570	393890	393880
Bldg100%	275770	275770	275770	275770		275770	343770	343780
Totl100%	547340t	547340t	547340t	547340t		547340t	737660t	737660t
Cauv100%	111860	111860	111860	111860		271570	393890	75400
Tax Value:								
Land 35%	39150	39150	39150	39150		39150	26390	137860
Bldg 35%	96520	96520	96520	96520		96520	120320	120320
Totl 35%	135670t	135670t	135670t	135670t		135670t	146710t	258180t
Hmstd35%	69620	69620	69620	69620		69620	95780	
Owner Oc	60.28	60.22	59.98	59.98	59.98	hmstd 5250 l	64370 b	
Hmstd RB								
Net Tax	5671.76	5993.50	5915.62	5915.62	5915.62			
Cauv Sav	3182.90	2361.76	2494.30	2462.12				
Sp-Asmnt	25.06	37.42	37.42	37.42				

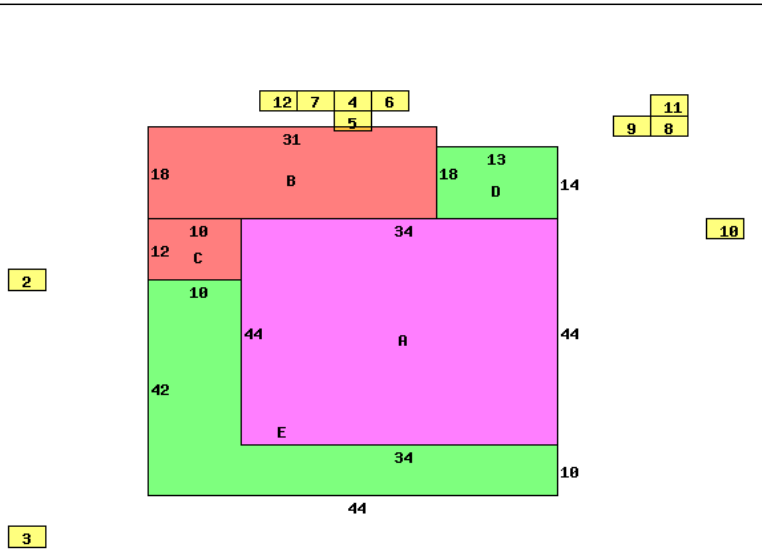
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		1496		a	*MAIN
1	F/C	A		558		b	ADDTN
1	F	A		120		c	ADDTN
	OFP	P		182	5460	d	PORCH
	OFP	P		760	22800	e	PORCH

#: 23-028 L/W
102300280000 3.00a

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
65	4	2009-03-02	RAREY FREDERICK F & KANU	4AF *	0	74940	0
724	0	1987-08-25		*	0	0	36400

Year	Land	Bldg	Total	Net Tax
2022	18910	75750	94660	4396.28
2021	18910	75750	94660	4424.40

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



21414 TR 140 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	2174	146790
	Full Upper	FRAME	1496	70640
	Basement		1496	27680
	Subtotal			245110
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D D	Heating	-4200
Unfinished Wall	X	Plumbing	-3800
Floor/Hardwood	X X	Extra Features	28260
Number of Rooms	1 4 4	Total Value	265370
Bedrooms	4		

PUB ELECTRIC
PRIV WATER
PRIV SEWER
PUB PAVED ST/RD
Topo: ROLLING

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		3670		D	2013AV	212300	.09	.20	251920
2	Pole Build	1	100X64	6400		D	2012AV	61440	.35	.20	31950
3	Shed		16X24	384		D	2013AV	3690	.30	.20	2070
4	Bank Barn		64X64	4096		D	2013AV	39320	.30	.20	22020
5	Flat Barn		30X32	960		D	2013AV	9220	.30	.20	5160
6	Lean-To		10X64	640		D	2013AV	4100	.30	.20	2300
7	Lean-To		10X64	640		D	2013AV	4100	.30	.20	2300
8	Pole Build		30X50	1500		D	2015AV	14400	.25	.20	8640
9	P	CAN	10X50	500		D	2015AV	3200	.25	.20	1920
10	Shed		16X30	480		D	2015AV	4610	.25	.20	2770
11	Lean-To		16X40	640		D	2015AV	4100	.25	.20	2460
12	Lean-To			2360		D	2020AV	15100	.15	.20	10270

Tab #		S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	.2484	8740	2170	2550	630
C 2	BOB	BLOUNT SILT LOAM, 2	17.3338	8370	145080	2230	38650
C 14	GWB	GLYNWOOD SILT LOAM	4.5948	7830	35980	1630	7490
C 16	GYC2	GLYNWOOD CLAY LOAM	1.6797	6890	11570	870	1460
W 1	BOA	BLOUNT SILT LOAM 0-	4.9332	5230	25800	230	1140
W 2	BOB	BLOUNT SILT LOAM, 2	.7067	4540	3210	230	160
W 14	GWB	GLYNWOOD SILT LOAM	.1234	4100	510	230	30
W 16	GYC2	GLYNWOOD CLAY LOAM	.1236	2120	260	230	30
670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
980	ROAD	ROAD	1.4105				
P 2	BOB	BLOUNT SILT LOAM, 2	7.3236	8370	61300	230	1680
P 2	BOB	BLOUNT SILT LOAM, 2	9.5820	8370	80200	230	2200
P 14	GWB	GLYNWOOD SILT LOAM	.7733	7830	6050	230	180

49.833		393880	(100%)	75400
		137860	(35%)	26390

CAUV # 3768

Call Back: Sign: PSN Date: 2017-06-30 Lister:
Call Back: Sign: PSN Date: 2015-03-17 Lister:

10-300004.0000-v082020R