DUDLEY TWP
KENTON SD 00100

Hardin County, Ohio
Michael T. Bacon, Auditor

10-300017.0000 AGR
K36 2026

sale

2023 LEGGE JAMES H & JANIC	2022-10-25	
2024 LEGGE JAMES H & JANIC	2022-10-25	
2025 LEGGE JAMES H & JANIC	2022-10-25	
2026 LEGGE JAMES H & JANICE	2022-10-25 PT SE4 NW4 &	
21199 CR 144	2SD PT E2 NW4 S10 18.984A	
	$0	
KENTON OH 43326		

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

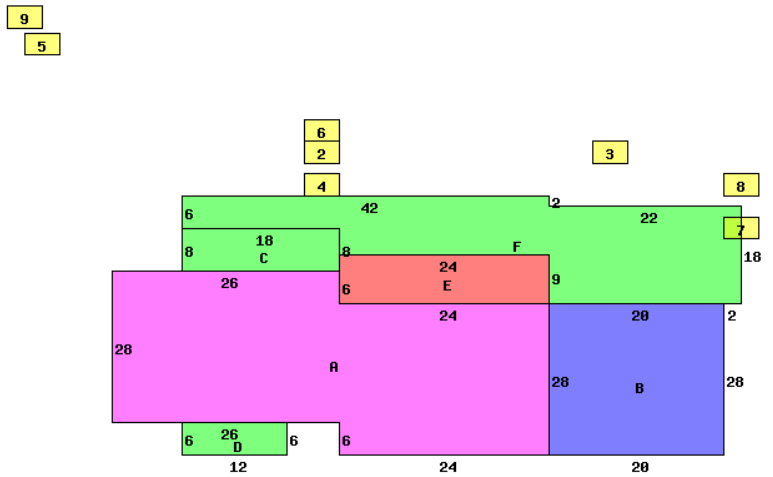
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	18.9840	18.9840	18.9840	18.9840	18.9840			
Land100%	115170	115170	115170	115170		115170	167000	166990
Bldg100%	146740	146740	146740	146740		146740	190340	190340
Totl100%	261910t	261910t	261910t	261910t		261910t	357340t	357330t
Cauv100%	34110	34110	34110	34110		115170	167000	39920
Tax Value:								
Land 35%	11940	11940	11940	11940		11940	13970	58450
Bldg 35%	51360	51360	51360	51360		51360	66620	66620
Totl 35%	63300t	63300t	63300t	63300t		63300t	80590t	125070t
Hmstd35%	44570	44570	44570	44570		44570	61460	
Owner Oc	38.60	38.54	38.40	38.40	38.40	hmstd 5250 l	39320 b	
Hmstd RB	379.46	428.80	438.30	438.30	438.30			
Net Tax	2256.36	2357.16	2311.34	2311.34	2311.34			
Cauv Sav	1351.32	1198.62	1265.90	1249.58				
Sp-Asmnt	21.37	31.99	72.55	72.55				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1400		a	*MAIN
	F2	G		560	13440	b	GRAGE
	EFP	P		144	5760	c	PORCH
	OFP	P		72	2160	d	PORCH
1	F/C	A		216		e	ADDTN
	PAT	P		768	2300	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
492	2	2022-10-25	LEGGE JAMES H & JANICE	E 2SD *	0	104260	97540

Year	Land	Bldg	Total	Net Tax
2022	7760	34140	41900	1539.94
2021	7760	34140	41900	1549.78

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



21199 CR 144 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1616	123980
	Basement		350	6800
	Subtotal			130780
Metal	Roof	HIP		

B 1 2 U A

Plaster/Drywall	P	Air Conditioning	2880
Panelled Wall	X	Garages and Carports	13440
Unfinished Wall	X	Extra Features	10220
Floor/Pine	X	Total Value	157320
Floor/Tile-Lino	X		
Number of Rooms	1 7	PUB ELECTRIC	
Bedrooms	2	PRIV WATER	
		PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR		Topo: ROLLING	
Central A/C	A		
Plumbing		Neighborhood:	
Standard	1	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 B F		1616		C	OLD/GD	157320	.40		153860	
2	Pole Build	1 P 0	30X72	2160		C	1978AV	25920	.65		9070	
3	Pole Build		40X60	2400		C	2003AV	34800	.50		17400	CONCRET FL
4	Garage	1 F 0	22X32	704		D	1992AV	13520	.65		7710	
5	POND	*1.45A		0			OLD/	0			0	
6	P	CAN	14X40	560		C	1978AV	4480	.65		1570	
7	Shed	*PP	8X12	0			OLD/	0			0	
8	Shed	*PP	10X14	0			OLD/	0			0	
9	Shed		14X18	252		D	1978F	2420	.70		730	

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	.7975	8740	6970	2550	2030
C	2	BOB	BLOUNT SILT LOAM, 2	4.9633	8370	41540	2230	11070
C	14	GWB	GLYNWOOD SILT LOAM	1.6362	7830	12810	1630	2670
W	2	BOB	BLOUNT SILT LOAM, 2	.0912	4540	410	230	20
	670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
	980	ROAD	ROAD	.1358				
C	1	BOA	BLOUNT SILT LOAM 0-	1.0031	8740	8770	230	230
C	2	BOB	BLOUNT SILT LOAM, 2	2.7437	8370	22960	230	630
C	14	GWB	GLYNWOOD SILT LOAM	6.6132	7830	51780	230	1520
				18.984		166990	(100%) 39920	CAUV # 2011
						58450	(35%) 13970	

Call Back: Sign: PSN Date: 2015-01-29 Lister: 10-300017.0000-v082020R