DUDLEY TWP
KENTON SD 00100

Hardin County, Ohio
Michael T. Bacon, Auditor

10-320002.0000 AGR
J19 2026

sale

2023 OATES GARY L & CAROL	2012-02-27	
2024 OATES GARY L & CAROL	2012-02-27	
2025 OATES GARY L & CAROL	2012-02-27	
2026 OATES GARY L & CAROL S	2012-02-27 E 1/2 NW 1/4 S12	76.51A
CR 144	2FD	
	$84,000	

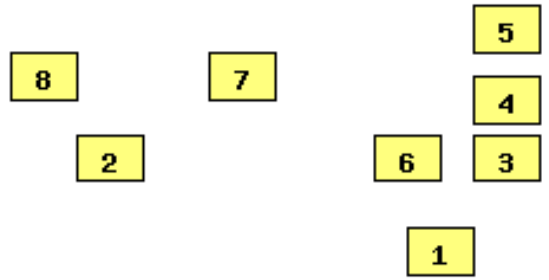
Eff Rate:- 45.71 — 48.08 — 47.49 — 47.49 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	199	199	199	199	0	199	199	199
Acres	76.5100	76.5100	76.5100	76.5100	76.5100			
Land100%	399690	399690	399690	399690		399690	579600	579600
Bldg100%	14030	14030	14030	14030		14030	14030	14030
Totl100%	413710t	413710t	413710t	413710t		413710t	593630t	593630t
Cauv100%	138000	138000	138000	138000		399690	579600	123520
Tax Value:								
Land 35%	48300	48300	48300	48300		48300	43230	202860
Bldg 35%	4910	4910	4910	4910		4910	4910	4910
Totl 35%	53210t	53210t	53210t	53210t		53210t	48140t	207770t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2248.12	2374.28	2343.64	2343.64	2343.64			
Cauv Sav	5008.34	3869.66	4086.82	4034.08				
Sp-Asmnt	2.32	7.45	7.45	7.45				

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
71	2	2012-02-27	OATES GARY L & CAROL S	2FD	84000	209340	10970
476	2	2010-10-18	OATES GARY L & CAROL S	2WD	40000	152710	6800

Year	Land	Bldg	Total	Net Tax
2022	21530	3400	24930	1172.58
2021	21530	3400	24930	1179.98

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			



CR 144

PUB ELECTRIC
PRIV WATER
PRIV SEWER
PUB PAVED ST/RD

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	Grain Bin	*PP 0	27X18	486		C	1961AV	0			0	
2	Pole Build	1 P 0	22X98	2156		C	1950FR	20700	.70	.50	3110	1 SIDE OPN
3	Grain Bin	*PP	27X18	486		C	1967AV	0			0	
4	Grain Bin	*PP 0	24X16	384		C	1978AV	0			0	
5	Grain Bin	*PP 0	24X16	384		C	1978AV	0			0	
6	Shed		25X40	1000		C	1979AV	12000	.65	.50	2100	
7	Pole Build		70X70	4900		C	1953FR	58800	.70	.50	8820	
8	POND	*.80A		0			OLD/	0			0	

Tab	#	S	O	I	L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA			BLOUNT SILT LOAM 0-	10.8580	8740	94900	2550	27690
C	2	BOB			BLOUNT SILT LOAM, 2	27.2052	8370	227710	2230	60670
C	14	GWB			GLYNWOOD SILT LOAM	6.2829	7830	49200	1630	10240
C	16	GYC2			GLYNWOOD CLAY LOAM	7.8819	6890	54310	870	6860
C	39	PM			PEWAMO SILTY CLAY L	4.0868	9410	38460	3450	14100
C	51	WSTL			WASTE LAND	3.0000	170	510	50	150
W	1	BOA			BLOUNT SILT LOAM 0-	7.0866	5230	37060	230	1630
W	2	BOB			BLOUNT SILT LOAM, 2	.6658	4540	3020	230	150
W	39	PM			PEWAMO SILTY CLAY L	2.1743	7790	16940	230	500
	980	ROAD			ROAD	.6122				
C	1	BOA			BLOUNT SILT LOAM 0-	2.2115	8740	19330	230	510
C	2	BOB			BLOUNT SILT LOAM, 2	3.5155	8370	29420	230	810
C	39	PM			PEWAMO SILTY CLAY L	.9293	9410	8740	230	210

76.51		579600	(100%)	123520
		202860	(35%)	43230

CAUV # 1351

Call Back: Sign: PSN Date: 2015-02-11 Lister:

10-320002.0000-v082020R