

DUDLEY TWP
KENTON SD

00100

Hardin County, Ohio
Michael T. Bacon, Auditor

10-320009.0000
F01

AGR
2025

sale

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

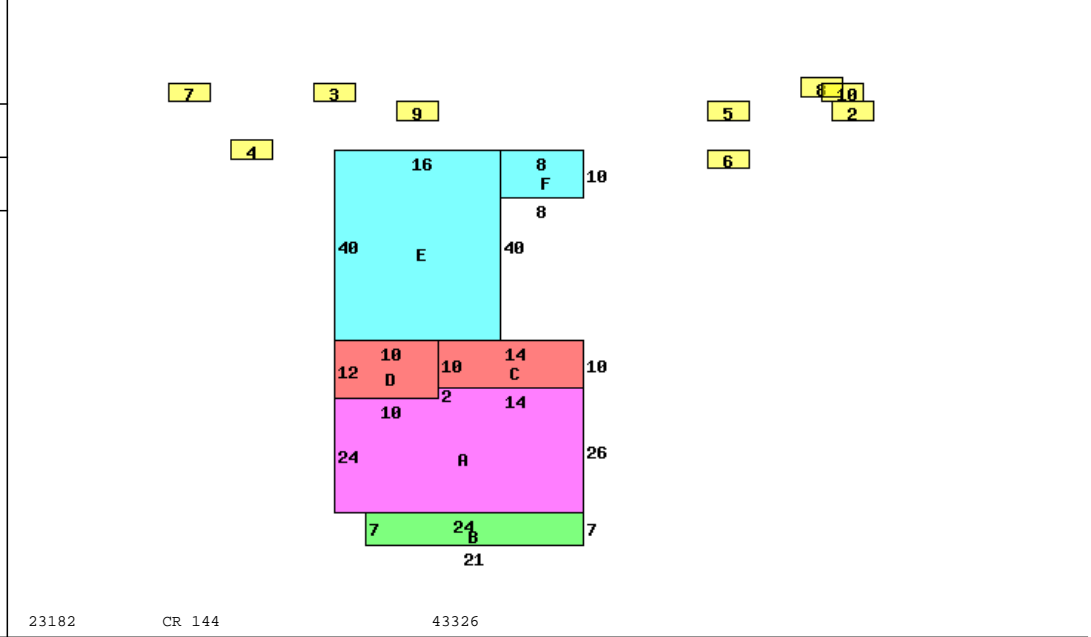
2022 OATES FARMS INC	
2023 OATES FARMS INC	
2024 OATES FARMS INC	
2025 OATES FARMS INC	
23182 CR 144	PT SW 1/4 SEC 12
	100.00A
KENTON OH 43326	\$0

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	111	111	111	111	111	111
Acres	100.0000	100.0000	100.0000	100.0000	100.0000	
Land100%	479060	524890	524890	524890	170510	524880
Bldg100%	69430	88090	88090	88090	88090	88080
Totl100%	548490t	612970t	612970t	612970t	258600t	612960t
Cauv100%	66030	151740	170510	170510		170520
Tax Value:						
Land 35%	23110	53110	59680	59680	59680	183710
Bldg 35%	24300	30830	30830	30830	30830	30830
Totl 35%	47410t	83940t	90510t	90510t	90510t	214540t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	2229.94	3546.44	4038.64	3986.52	3986.52	
Cauv Sav	6799.44	5517.84	5534.30	5462.90		
Sp-Asmnt	21.25	21.25	29.94	29.94		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		604		b	PORCH
	OFF	P		147	4410	c	ADDTN
1	F/C	A		140		d	OTHER
1	F/C	A		120		e	OTHER
04	F	O		640	7680	f	OTHER
04	F	O		80	960		

Year	Land	Bldg	Total	Net Tax
2021	23000	24300	47300	2238.84
2020	23000	24300	47300	1947.02

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



Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 2	Sq-Ft Value
Floor Level	
Main	FRAME 864 98480
Full Upper	FRAME 604 48440
Basement	453 8680
Subtotal	155600
Shingle	Roof GABLE
Plaster/Drywall	X X
Unfinished Wall	X
Floor/Hardwood	X X
Number of Rooms	1 4 3
Bedrooms	3
Central Heat	A
FORCED AIR	
Plumbing	
Standard	1
Extra Features	13050
Total Value	168650
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Topo: ROLLING	
Neighborhood:	
Code:	1000
Dwl/Gar/NC%	1.1900

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F	1468		C-	OLD/FR	151790	.65		63220
2 Bank Barn		36X50	1800	D	1915FR	17280	.70	.50	2590
3 Shed		25X78	1950	D	1950FR	18720	.70		5620
4 Shed		20X50	1000	D	1965AV	9600	.65		3360
5 Shed	*SV 0	24X30	720		1920FR	900			900
6 Poultry Ho	*SV 0	8X14	112		OLD/FR	200			200
7 Crib/Grana		28X48	1344	D	1978FR	10750	.70		3230
8 Silo	*NV	10X36	360		OLD/PR	0			0
9 Shed	*PP	8X10	80		OLD/	0			0
10 Lean-To		40X50	2000	D	2013AV	12800	.30		8960
Tab #	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv		
C 1	BOA	BLOUNT SILT LOAM 0-	3.9763	6030	23980	2660	10580		
C 14	GWB	GLYNWOOD SILT LOAM	47.6993	5400	257580	1750	83470		
C 16	GVC2	GLYNWOOD CLAY LOAM	5.2763	4750	25060	1050	5540		
C 26	MF	MILFORD SILTY CLAY	5.9454	6900	41020	3800	22590		
C 39	PM	PEWAMO SILTY CLAY L	2.1053	6490	13660	3560	7500		
W 2	BOB	BLOUNT SILT LOAM, 2	6.9935	3130	21890	470	3290		
W 14	GWB	GLYNWOOD SILT LOAM	2.2708	2830	6430	750	1700		
W 16	GVC2	GLYNWOOD CLAY LOAM	1.8220	1460	2660	230	420		
W 26	MF	MILFORD SILTY CLAY	4.3026	5740	24700	1910	8220		
670	HSITE	HOMESITE	1.0000	15000	15000	15000	15000		
980	ROAD	ROAD	1.8754						
C 2	BOB	BLOUNT SILT LOAM, 2	.7405	5770	4270	230	170		
C 14	GWB	GLYNWOOD SILT LOAM	11.4531	5400	61850	230	2630		
C 16	GVC2	GLYNWOOD CLAY LOAM	.0185	4750	90	230			
C 26	MF	MILFORD SILTY CLAY	.4421	6900	3050	230	100		
C 39	PM	PEWAMO SILTY CLAY L	.1458	6490	950	230	30		
C 2	BOB	BLOUNT SILT LOAM, 2	3.9331	5770	22690	2360	9280		
			100		524880	(100%)	170520	CAUV # 1351	
					183710	(35%)	59680		