DUDLEY TWP
KENTON SD 00100

Hardin County, Ohio
Michael T. Bacon, Auditor

10-320009.0000 AGR
F01 2026

sale

2023 OATES FARMS INC
2024 OATES FARMS INC
2025 OATES FARMS INC
2026 OATES FARMS INC PT SW 1/4 SEC 12
23182 CR 144 100.00A
$0
KENTON OH 43326

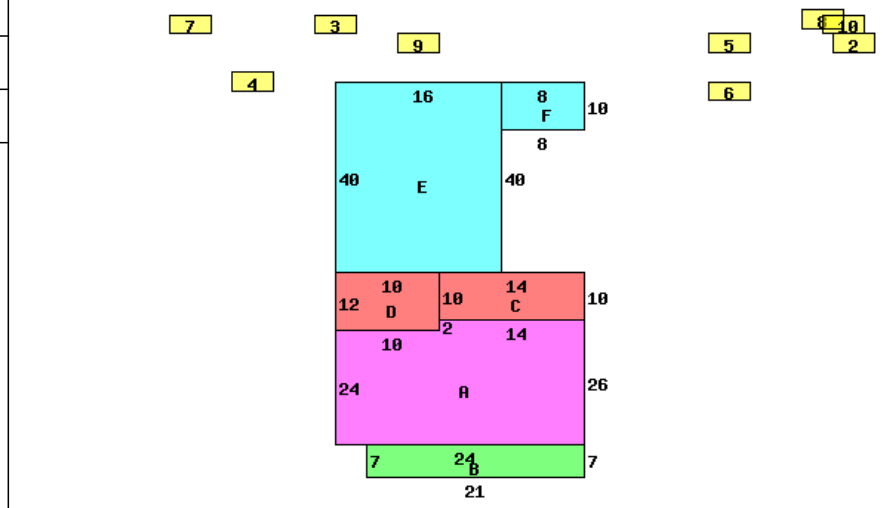
Eff Rate:- 45.71 48.08 47.49 47.49 a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	100.0000	100.0000	100.0000	100.0000	100.0000			
Land100%	524890	524890	524890	524890		524890	761110	761110
Bldg100%	88090	88090	88090	88090		88090	111460	111460
Totl100%	612970t	612970t	612970t	612970t		612970t	872570t	872570t
Cauv100%	151740	170510	170510	170510		524890	761110	158610
Tax Value:								
Land 35%	53110	59680	59680	59680		59680	55510	266390
Bldg 35%	30830	30830	30830	30830		30830	39010	39010
Totl 35%	83940t	90510t	90510t	90510t		90510t	94520t	305400t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	3546.44	4038.64	3986.52	3986.52	3986.52			
Cauv Sav	6799.44	5517.84	5534.30	5462.90				
Sp-Asmnt	21.25	29.94	29.94	29.94				

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

Year	Land	Bldg	Total	Net Tax
2022	23110	24300	47410	2229.94
2021	23000	24300	47300	2238.84

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



23182 CR 144 43326

Occupancy 1 Single Family *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	864	98480
	Full Upper	FRAME	604	48440
	Basement		453	8680
	Subtotal			155600
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X	Extra Features	13050
Unfinished Wall	X	Total Value	168650
Floor/Hardwood	X X		
Number of Rooms	1 4 3	PUB ELECTRIC	
Bedrooms	3	PRIV WATER	
		PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR		Topo: ROLLING	
Plumbing			
Standard	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		1468		C-	OLD/FR	151790	.65		86600
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	8740	34750	2550	10140
C 14	GWB	GLYNWOOD SILT LOAM	47.6993	7830	373490	1630	77750
C 16	GYC2	GLYNWOOD CLAY LOAM	5.2763	6890	36350	870	4590
C 26	MF	MILFORD SILTY CLAY	5.9454	10010	59510	3680	21880
C 39	PM	PEWAMO SILTY CLAY L	2.1053	9410	19810	3450	7260
W 2	BOB	BLOUNT SILT LOAM, 2	6.9935	4540	31750	230	1610
W 14	GWB	GLYNWOOD SILT LOAM	2.2708	4100	9310	230	520
W 16	GYC2	GLYNWOOD CLAY LOAM	1.8220	2120	3860	230	420
W 26	MF	MILFORD SILTY CLAY	4.3026	8320	35800	230	990
670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
980	ROAD	ROAD	1.8754				
C 2	BOB	BLOUNT SILT LOAM, 2	.7405	8370	6200	230	170
C 14	GWB	GLYNWOOD SILT LOAM	11.4531	7830	89680	230	2630
C 16	GYC2	GLYNWOOD CLAY LOAM	.0185	6890	130	230	
C 26	MF	MILFORD SILTY CLAY	.4421	10010	4430	230	100
C 39	PM	PEWAMO SILTY CLAY L	.1458	9410	1370	230	30
C 2	BOB	BLOUNT SILT LOAM, 2	3.9331	8370	32920	2230	8770

100	761110	(100%)	158610	CAUV # 1351
	266390	(35%)	55510	

Call Back: Sign: PSN Date: 2015-02-10 Lister: