DUDLEY TWP
KENTON SD 00100

Hardin County, Ohio
Michael T. Bacon, Auditor

10-320012.0000 RES
F26 2026

sale

2023 OATES GARY L & TOM G	1999-09-10	
2024 OATES GEOFF	2023-08-17	
2025 OATES GEOFF	2023-08-17	
2026 OATES GEOFF	2023-08-17	PT E PT SW 1/4 S1 3.01A
23382 CR 144	1AF	
	$0	
KENTON OH 43326		

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

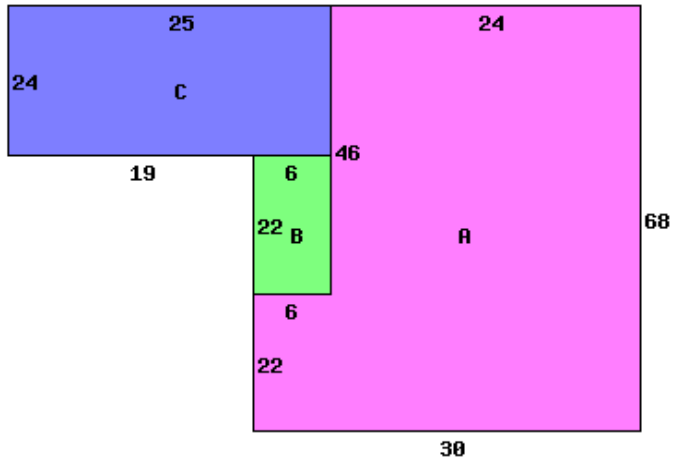
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.0100	3.0100	3.0100	3.0100	3.0100			
Land100%	25060	25060	25060	25060		25060	27310	27300
Bldg100%	139030	139030	139030	139030		139030	190430	190430
Totl100%	164090t	164090t	164090t	164090t		164090t	217740t	217730t
Cauv100%								
Tax Value:								
Land 35%	8770	8770	8770	8770		8770	9560	9560
Bldg 35%	48660	48660	48660	48660		48660	66650	66650
Totl 35%	57430t	57430t	57430t	57430t		57430t	76210t	76210t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2426.40	2562.56	2529.50	2529.50	2529.50			
Sp-Asmnt	20.16	24.98	24.98	24.98				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1764		a	*MAIN
	OFP	P		132	3960	b	PORCH
	F2	G		600	14400	c	GRAGE

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
337	1	2023-08-17	OATES GEOFF	1AF *	0	18630	117310
526	1	1999-09-10	OATES GARY L & TOM G	1CT *	0	8910	66570
40	1	1994-01-18	OATES MARY A	1CT *	0	0	66030

Year	Land	Bldg	Total	Net Tax
2022	6520	41060	47580	2237.94
2021	6520	41060	47580	2252.08

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



23382 CR 144 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1764	128750
	Basement		1764	32490
	Subtotal			161240
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Fireplaces	4000
Unfinished Wall	X	Plumbing	1400
Floor/Carpet	X	Garages and Carports	14400
Floor/Tile-Lino	X	Extra Features	4400
Number of Rooms	1 5	Total Value	185440
Bedrooms	3		
		PUB ELECTRIC	
Fireplace		PRIV WATER	
Openings	2	PRIV SEWER	
Stacks	1	PUB PAVED ST/RD	
Central Heat	A		
ELECTRIC		Neighborhood:	
Plumbing		Code:	1000
Standard	1	Dwl/Gar/NC%	1.6300
Extra 2 Fixture	1		

	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		1764		C	1962GD	185440	.37		190430

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	2.0100				5000	5000	10050	10050

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