

DUDLEY TWP
KENTON SD 00100 Hardin County, Ohio Michael T. Bacon, Auditor 10-360056.0000 RES 2025 M26

sale

2022 AGOSITNELLI ANGELO A	2017-11-14
2023 AGOSITNELLI ANGELO A	2017-11-14
2024 BROWN ADAM J & LACY	2023-08-08
2025 BROWN ADAM J & LACY	2023-08-08 ORIGINAL 77
13640 STATION ST	5WD
KENTON OH 43326	\$207,000

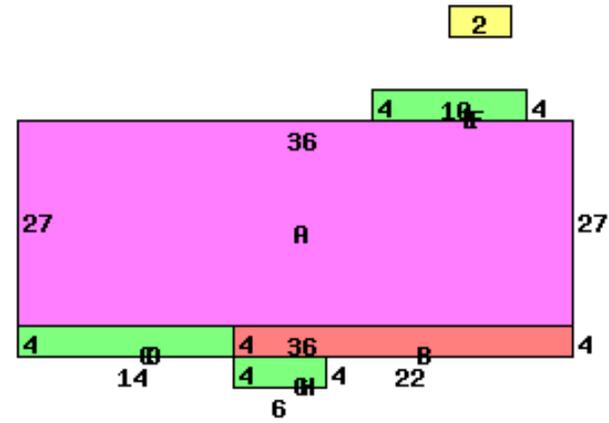
Eff Rate:-	50.85	45.71	48.08	47.49	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	1570	2510	2510	2510	2500
Bldg100%	64540	63170	63170	63170	63170
Totl100%	66110t	65690t	65690t	65690t	65670t
Cauv100%					
Tax Value:					
Land 35%	550	880	880	880	880
Bldg 35%	22590	22110	22110	22110	22110
Totl 35%	23140t	22990t	22990t	22990t	22980t
Hmstd35%		22760	22760	22760	
Owner Oc			19.68	19.60	hmstd 880 l 21880 b
Hmstd RB					
Net Tax	1088.40	971.32	1006.16	992.98	
Sp-Asmnt	20.42	20.42	25.82	25.82	

SHB+ 1 BQ	CONS F	TYPE M	FACT A	SQ-FT 972	VALUE	a *MAIN
1 B	F	A		88		b ADDTN
	CAN	P		56	450	c PORCH
	STP	P		40	220	d PORCH
	CAN	P		40	160	e PORCH
	STP	P		24	190	f PORCH
	CAN	P		24	100	g PORCH
	STP	P				h PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sales\$	co:land	co:blgd
308	5	2023-08-08	BROWN ADAM J & LACY	5WD	207000	1570	64540
569	4	2017-11-14	AGOSITNELLI ANGELO A	4FD	89000	1600	64630
473	4	2013-10-18	HINTON MARY LOUISE	4CT *	0	1600	65830

Year	Land	Bldg	Total	Net Tax
2021	550	22590	23140	1095.28
2020	550	22590	23140	952.54

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



13640 STATION ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1Q	Sq-Ft	Value
Floor Level	1060	101970
Main	FRAME	
Qtr Story	FRAME	972 15340
Basement		1060 19760
Subtotal		137070
Shingle	Roof	GABLE
Plaster/Drywall	X	D
Unfinished Wall	X	
Floor/Pine	X	
Floor/Carpet	X	
Number of Rooms	1 4	2
Bedrooms		2
Central Heat	A	
ELECTRIC		
Central A/C	A	
Plumbing		
Standard	1	
Extra 3 Fixture	1	
		486 sq ft
		Basement Finish 5410
		Air Conditioning 3650
		Plumbing 2100
		Extra Features 1440
		Total Value 149670
		PUB ELECTRIC
		PRIV WATER
		PRIV SEWER
		PUB SIDEWALK
		Neighborhood:
		Code: 1010
		Dwl/Gar/NC% .8000

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Fnc	True
1 DWELLING	1 BQF			Grade	Cond	Dpr Dpr	Value
2 Shed		10X16	1546	C-	1958AV	.42	62500
			160	OLD/	1920	.65	670
front lot	acres/	effective	depth	actual	effective	extended	true
	frontage	frontage	depth	factor	rate	value	value
		50.00	150	100	50	2500	2500