

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

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

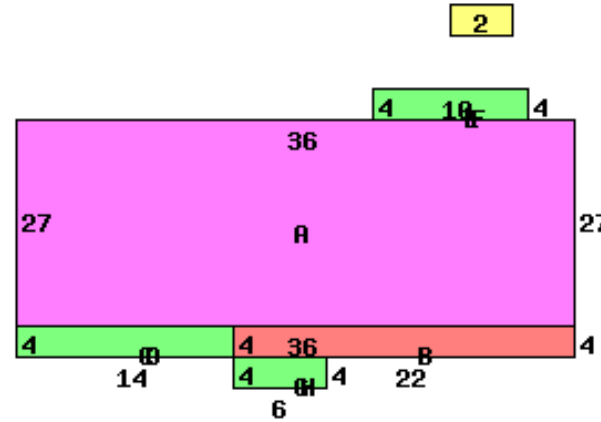
Eff Rate:-	50.85	45.71	48.08	47.49	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	1570	2510	2510	2510	2500
Bldg100%	64540	63170	63170	63170	63170
Totl100%	66110t	65690t	65690t	65690t	65670t
Cauv100%					
Tax Value:					
Land 35%	550	880	880	880	880
Bldg 35%	22590	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+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 BQ	F	M		972			ADDTN
1 B	F	A		88			PORCH
	CAN	P		56	450		PORCH
	STP	P		56	220		PORCH
	CAN	P		40	320		PORCH
	STP	P		40	160		PORCH
	CAN	P		24	190		PORCH
	STP	P		24	100		PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
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	Main	FRAME	1060 101970
	Qtr Story	FRAME	972 15340
	Basement		1060 19760
	Subtotal		137070
Shingle	Roof	GABLE	
Plaster/Drywall	X	D	486 sq ft
Unfinished Wall	X		Basement Finish 5410
Floor/Pine	X		Air Conditioning 3650
Floor/Carpet	X		Plumbing 2100
Number of Rooms	1 4	2	Extra Features 1440
Bedrooms		2	Total Value 149670
Central Heat	A		PUB ELECTRIC
ELECTRIC			PRIV WATER
Central A/C	A		PRIV SEWER
Plumbing			PUB SIDEWALK
Standard	1		Neighborhood:
Extra 3 Fixture	1		Code: 1010
			Dwl/Gar/NC% .8000

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

Call Back:

Sign: PSN Date: 2015-01-22 Lister:

10-360056.0000-v082020R