DUDLEY TWP
KENTON SD 00100

Hardin County, Ohio
Michael T. Bacon, Auditor

10-360056.0000 RES
M26 2026

sale

2023 AGOSITNELLI ANGELO A	2017-11-14	
2024 BROWN ADAM J & LACY	2023-08-08	
2025 BROWN ADAM J & LACY	2023-08-08	
2026 BROWN ADAM J & LACY	2023-08-08	ORIGINAL 75 76 77 78
13640 STATION ST	5WD	
	$207,000	
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	510	510	510	510	0	510	510	510
Acres								
Land100%	2510	2510	2510	2510		2510	11600	11600
Bldg100%	63170	63170	63170	63170		63170	83260	83270
Totl100%	65690t	65690t	65690t	65690t		65690t	94860t	94870t
Cauv100%								
Tax Value:								
Land 35%	880	880	880	880		880	4060	4060
Bldg 35%	22110	22110	22110	22110		22110	29140	29140
Totl 35%	22990t	22990t	22990t	22990t		22990t	33200t	33200t
Hmstd35%	22760	22760	22760	22760		22760	30040	
Owner Oc		19.68	19.60	19.60	19.60	hmstd 880 l	21880 b	
Hmstd RB								
Net Tax	971.32	1006.16	992.98	992.98	992.98			
Sp-Asmnt	20.42	25.82	25.82	25.82				

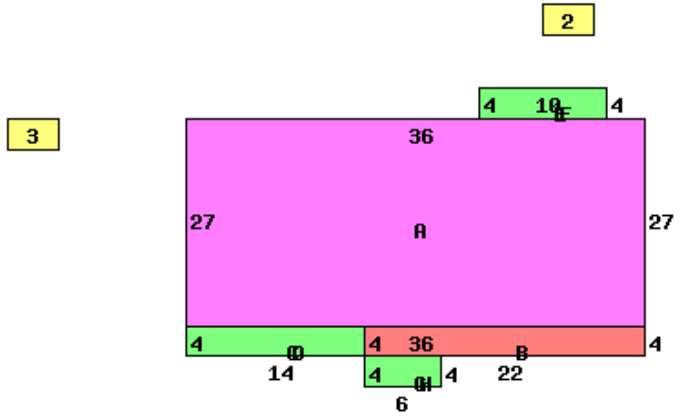
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 BQ	F	M		972		a	*MAIN
1 B	F	A		88		b	ADDTN
	CAN	P		56	450	c	PORCH
	STP	P		56	220	d	PORCH
	CAN	P		40	320	e	PORCH
	STP	P		40	160	f	PORCH
	CAN	P		24	190	g	PORCH
	STP	P		24	100	h	PORCH

#: 55,57,58 L/W
2026 DUPLICATE COMBINED PARCELS
ADDRESS FOR STORAGE BLDG IS 13632 STATION ST
103600550000
103600570000
103600580000

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
2022	550	22590	23140	1088.40
2021	550	22590	23140	1095.28

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



13640 & 13632 STATION ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1Q				
Floor Level	Main	FRAME	1060	101970
	Qtr Story	FRAME	972	15340
	Basement		1060	19760
	Subtotal			137070
Shingle	Roof	GABLE		

	B	1	2	U	A			
Plaster/Drywall	X	D		D		486 sq ft	Basement Finish	5410
Unfinished Wall	X						Air Conditioning	3650
Floor/Pine				X			Plumbing	2100
Floor/Carpet			X				Extra Features	1440
Number of Rooms		1	4		2		Total Value	149670
Bedrooms					2			
							PUB ELECTRIC	
Central Heat					A		PRIV WATER	
ELECTRIC							PRIV SEWER	
Central A/C					A		PUB SIDEWALK	
Plumbing								
Standard		1					Neighborhood:	
Extra 3 Fixture		1					Code:	1010
							Dwl/Gar/NC%	.9500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 BQF		1546		C-	1958AV	134700	.42		74220
2	Shed		10X16	160			OLD/	1920	.65		670
3	STORAGE	*		3780	19.50	C	1911AV	67020	.80		8380

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		200.00	150	100	58	58	11600	11600

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