DUDLEY TWP
KENTON SD 00100

Hardin County, Ohio
Michael T. Bacon, Auditor

10-370030.0000 RES
M06 2026

sale

2023 GRAUEL TAMMY D	2005-07-28	
2024 GRAUEL TAMMY D	2005-07-28	
2025 GRAUEL TAMMY D	2005-07-28	
2026 GRAUEL TAMMY D	2005-07-28	BIPPUS 1ST 31 & PT VAC
21379 SOUTH ST	1QC	ALLEY
	$0	
KENTON OH 43326		

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

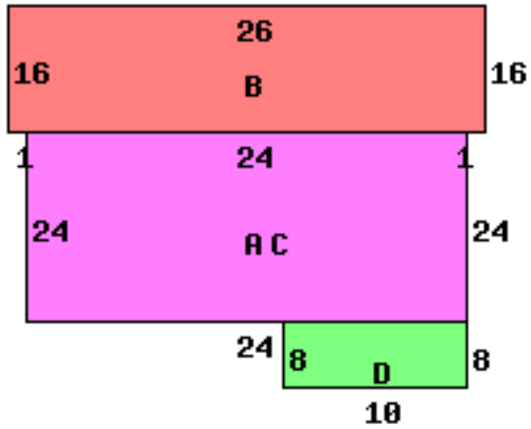
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	2740	2740	2740	2740		2740	3200	3190
Bldg100%	36970	36970	36970	36970		36970	43910	43900
Totl100%	39710t	39710t	39710t	39710t		39710t	47110t	47090t
Cauv100%								
Tax Value:								
Land 35%	960	960	960	960		960	1120	1120
Bldg 35%	12940	12940	12940	12940		12940	15370	15360
Totl 35%	13900t	13900t	13900t	13900t		13900t	16490t	16480t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	587.28	620.22	612.22	612.22	612.22			
Sp-Asmnt	20.21	25.10	64.98	64.98				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		576		a	*MAIN
2	F/C	A		416		b	ADDTN
	VAULT	X		576		c	OTHER
	DK	P		80	1200	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
275	1	2005-07-28	GRAUEL TAMMY D	1QC *	0	1230	16260
51	1	2002-01-31	GRAUEL PENNY JO	1DD	12800	1260	11290
418	0	1987-05-27		*	8000	0	8310

Year	Land	Bldg	Total	Net Tax
2022	610	11510	12120	570.08
2021	610	11510	12120	573.68

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			
145 HEPBURN - SCIOTO RIVER	XA/2025			



21379 SOUTH ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	992	104140
	Full Upper	FRAME	416	37290
	Subtotal			141430
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	D	D	Extra Features	1200
Floor/Pine	X	X	Total Value	142630
Floor/Carpet	X	X		
Floor/Tile-Lino	X		PUB ELECTRIC	
Number of Rooms	4	2	PRIV WATER	
Bedrooms	1	2	PRIV SEWER	
			PUB ALLEY	
Central Heat	A			
FORCED AIR			Neighborhood:	
Plumbing			Code:	1010
Standard	1		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	2 F/C		1408		C-	1920AV	128370	.55	.20	43900

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		54.00	157	102	58	59	3190	3190

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

10-370030.0000-v082020R