DUDLEY TWP
KENTON SD 00100

Hardin County, Ohio
Michael T. Bacon, Auditor

10-390003.0000 RES
N37 2026

sale

2023 BOWERS CAROLYN G	2010-01-14	
2024 BOWERS CAROLYN G	2010-01-14	
2025 BOWERS CAROLYN G	2010-01-14	
2026 BOWERS CAROLYN G	2010-01-14	BIPPUS 2ND PT VAC ALLEY 2
21286 CR 144	1WD	
	$79,200	
KENTON OH 43326		

2027 BIEDERMAN AIDEN & ELLIE	2025-11-13	
21286 CR 144	1WD	
KENTON OH 43326		

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

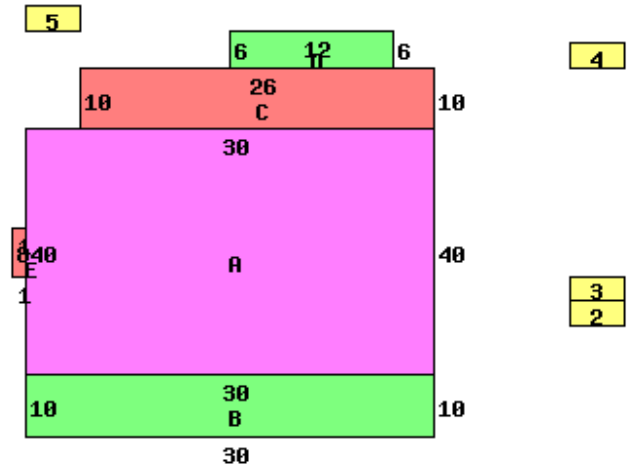
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	6600	6600	6600	6600		6600	7660	7660
Bldg100%	63400	63400	63400	63400		63400	74970	74960
Totl100%	70000t	70000t	70000t	70000t		70000t	82630t	82620t
Cauv100%								
Tax Value:								
Land 35%	2310	2310	2310	2310		2310	2680	2680
Bldg 35%	22190	22190	22190	22190		22190	26240	26240
Totl 35%	24500t	24500t	24500t	24500t		24500t	28920t	28920t
Hmstd35%								
Owner Oc	21.22	21.20	21.10	21.10	21.10			
Hmstd RB	379.46	428.80	438.30	438.30	438.30			
Net Tax	634.44	643.22	619.70	619.70	619.70			
Sp-Asmnt	20.41	25.94	68.22	68.22				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		1200		a	*MAIN
	OMP	P		300	10500	b	PORCH
1	F/C	A		260		c	ADDTN
	STP	P		72	290	d	PORCH
1	F	A		8		e	ADDTN

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
511	1	2025-11-13	BIEDERMAN AIDEN & ELLIE	1WD		128600	6600	63400
300	1	2025-07-15	BBM MANAGEMENT	1WD		90000	6600	63400
11	1	2010-01-14	BOWERS CAROLYN G	1WD	*	79200	9340	80830
169	1	2009-06-05	LAUBIS DELLA E	1WD	*	0	9340	80830
77	1	2006-02-14	LAUBIS RUSSEL F ETAL	1WD	*	0	8710	77200

Year	Land	Bldg	Total	Net Tax
2022	1460	21640	23100	661.28
2021	1460	21640	23100	665.54

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



21286 CR 144 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1468	115550
	Part Upper	FRAME	1200	39340
	Basement		1200	22360
	Subtotal			177250
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Unfinished Wall	X				
Floor/Hardwood		X	X		
Floor/Carpet		X			
Floor/Concrete	X				
Floor/Tile-Lino		L			
Number of Rooms		2	5	3	
Bedrooms		1	3		
Central Heat		A			
HOT WATER					
Floor/Wall		A			
Plumbing					
Standard	1				
Extra 3 Fixture	1				

Plumbing	2100	PUB ELECTRIC	
Extra Features	10790	PRIV WATER	
Total Value	190140	PRIV SEWER	
		PUB ALLEY	
		Neighborhood:	
		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	1HB F		2668		C-	1915AV	171130	.55		73160
2	CARPORT	*SV	21X18	440			1920FR	600			600
3	Garage	*SV	21X22	440			1920FR	1000			1000
4	Shed	*SV 0	10X17	170			1920FR	200			200
5	Shed	*NV	12X20	240			1920FR	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	
front lot	220.0000	220.00	150	100	58	58	12760	7660	Excess Fro

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