DUDLEY TWP
ELGIN SD 00120

Hardin County, Ohio
Michael T. Bacon, Auditor

13-080047.0000 RES
H66 2026

sale

2023 BILLENSTEIN ADAM L &		2009-07-27
2024 BILLENSTEIN ADAM L &		2009-07-27
2025 BILLENSTEIN ADAM L &		2009-07-27
2026 BILLENSTEIN ADAM L & JE		2009-07-27 9957 1.148A
23006 CR 190		2WD
		$60,000
LARUE OH 43332		

2028 BILLENSTEIN ADAM		2026-03-20
23006 CR 190		2QC
LARUE OH 43332		

Eff Rate:– 47.81 — 50.17 — 43.00 — 43.00 — a/r

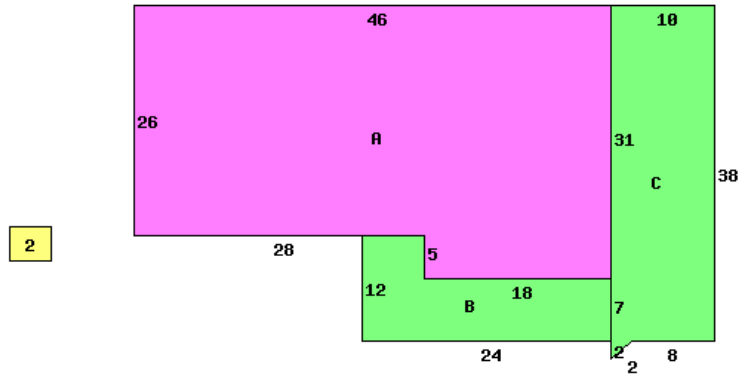
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.1500	1.1500	1.1500	1.1500	1.1500			
Land100%	15740	15740	15740	15740		15740	18000	18000
Bldg100%	123000	123000	123000	123000		123000	162710	162700
Totl100%	138740t	138740t	138740t	138740t		138740t	180710t	180700t
Cauv100%								
Tax Value:								
Land 35%	5510	5510	5510	5510		5510	6300	6300
Bldg 35%	43050	43050	43050	43050		43050	56950	56950
Totl 35%	48560t	48560t	48560t	48560t		48560t	63250t	63240t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2116.14	2231.30	1916.46	1916.46	1916.46			
Sp-Asmnt	21.00	21.00	21.00	21.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1286		a	*MAIN
	OFP	P		198	5940	b	PORCH
	DK	P		382	5730	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
83	2	2026-03-20	BILLENSTEIN ADAM	2QC	80000	15740	123000
309	2	2009-07-27	BILLENSTEIN ADAM L & JESS	2WD *	60000	10940	60490

Year	Land	Bldg	Total	Net Tax
2022	4570	32980	37550	1713.76
2021	4570	32980	37550	1791.42

project		ben acres	/ %	factor
141 ASH RUN #889 - SCIOTO RIVER	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



23006 CR 190 43332

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1286	106310
	Basement		1286	23800
	Subtotal			130110
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	X	Plumbing	1400
Unfinished Wall	X	Extra Features	11670
Floor/Pine	X	Total Value	143180
Floor/Carpet	X		
Number of Rooms	1 6	PUB ELECTRIC	
Bedrooms	3	PRIV WATER	
		PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
LP		Topo: ROLLING	
Plumbing			
Standard	1	Neighborhood:	
Extra 2 Fixture	1	Code:	1000
		Dwl/Gar/NC%	1.6300

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F		1286		C	1959GD	143180	.37		147030
2	Pole Build		32X48	1536		C	2020AV	18430	.15		15670

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	.1500				5000	5000	750	750

Call Back: Sign: PSN Date: 2015-02-25 Lister: 13-080047.0000-v082020R