GOSHEN TWP
KENTON SD 00130

Hardin County, Ohio
Michael T. Bacon, Auditor

14-240007.0000 AGR
E47 2025

sale

2022	WOLF GEORGE F	2004-07-02
2023	WOLF GEORGE F	2004-07-02
2024	WOLF GEORGE F	2004-07-02
2025	WOLF GEORGE F	2004-07-02 SW 1/4 SE 1/4 S33 40.00A
	20615 SR 309	4AF
		$0
	KENTON OH 43326	

Eff Rate: – 51.44 — 44.77 — 47.15 — 46.85 — a/r

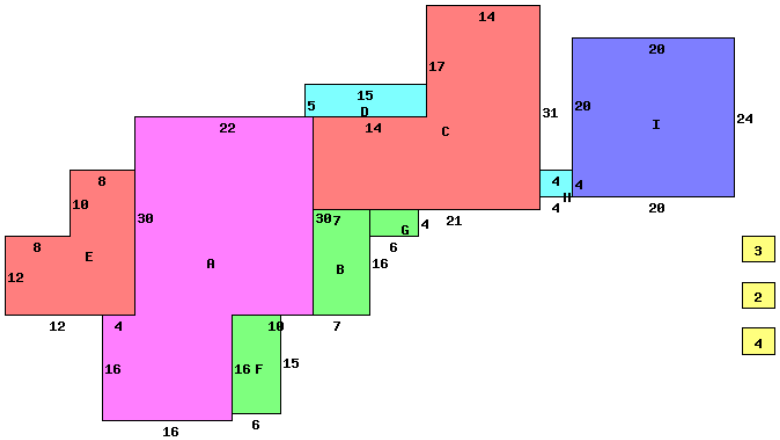
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	40.0000	40.0000	40.0000	40.0000	
Land100%	219000	240510	240510	240510	240500
Bldg100%	81290	93030	93030	93030	93030
Totl100%	300290t	333540t	333540t	333540t	333530t
Cauv100%	69060	123030	123030	123030	123040
Tax Value:					
Land 35%	24170	43060	43060	43060	84180
Bldg 35%	28450	32560	32560	32560	32560
Totl 35%	52620t	75620t	75620t	75620t	116740t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2498.42	3116.18	3296.26	3274.60	
Cauv Sav	2491.80	1694.50	1792.40	1780.62	
Sp-Asmnt	18.00	18.00	18.00	18.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		916		a	*MAIN
	EFP	P		112	4480	b	PORCH
1 B	F	A		630		c	ADDTN
04	F	O		75	900	d	OTHER
1	F/C	A		272		e	ADDTN
	OFP	P		90	2700	f	PORCH
	STP	P		24	100	g	PORCH
04	F	O		16	190	h	OTHER
	F	G		480	11520	i	GRAGE

Sale#	#p	sale date	To		Type/Invalid?	Sale$	co:land	co:bldg
291	4	2004-07-02	WOLF GEORGE F		4AF *	0	70490	58830
926	1	1990-11-15			1UN *	0	0	78630
925	1	1990-11-15			1UN *	0	0	78630

Year	Land	Bldg	Total	Net Tax
2021	24170	28450	52620	2507.30
2020	24170	28450	52620	2183.68

p r o j e c t		ben acres	/ %	factor
500 HARDIN COUNTY LANDFILL	XA/2025			



20615 SR 309 43326

Occupancy 1 Single Family

Story Height 1H

Floor Level

Metal

			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	1818	130110
	Part Upper	FRAME	916	37090
	Basement		1546	28600
	Subtotal			195800
	Roof	GABLE		

	B 1 2 U A		
Plaster/Drywall	X X	Plumbing	2100
Unfinished Wall	X	Garages and Carports	11520
Floor/Pine	X X	Extra Features	8370
Number of Rooms	1 4 4	Total Value	217790
Bedrooms	4		
		PUB ELECTRIC	
Central Heat	A	PRIV WATER	
FORCED AIR		PRIV SEWER	
Plumbing		PUB PAVED ST/RD	
Standard	1		
Extra 3 Fixture	1	Neighborhood:	
		Code:	1400
		Dwl/Gar/NC%	1.2400

	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		2734		C-	1921FR	196010	.65		85070
2	Pole Build		24X32	768		C	1970FR	9220	.70		2770
3	Crib/Grana	*SV 0	34X36	1224			OLD/PR	600			600
4	Flat Barn		52X92	4784		D	OLD/FR	45930	.80	.50	4590

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	14.8847	6030	89750	2660	39590
C	2	BOB	BLOUNT SILT LOAM, 2	7.3959	5770	42670	2360	17450
C	39	PM	PEWAMO SILTY CLAY L	14.2973	6490	92790	3560	50900
C	51	WSTL	WASTE LAND	1.8000	120	220	50	90
W	2	BOB	BLOUNT SILT LOAM, 2	.0230	3130	70	470	10
	670	HSITE	HOMESITE	1.0000	15000	15000	15000	15000
	980	ROAD	ROAD	.5991				
				40		240500	(100%)	123040
						84180	(35%)	43060

CAUV # 3343

Call Back: Sign: PSN Date: 2015-05-18 Lister: 14-240007.0000-v082020R