

LYNN TWP  
KENTON SD

00250

Hardin County, Ohio  
Michael T. Bacon, Auditor

26-120016.0000  
D40

AGR  
2023

sale

Eff Rate:- 43.72 — 49.85 — 49.68 — 43.90 — a/r

2020 HENSEL STEPHEN D	2018-02-27			
2021 HENSEL STEPHEN D	2018-02-27			
2022 HENSEL STEPHEN D	2018-02-27			
2023 HENSEL STEPHEN D	2018-02-27	10664	10919	71.50A
9421 CR 150	2AF			
KENTON OH 43326	\$0		11.0-05-12-016	

Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	111	111	111	111	111
Acres	71.5000t	71.5000t	71.5000t	71.5000t	434800
Land100%	396800	396800	396800	434800	434800
Bldg100%	1000	1000	1000	1000	1000
Totl100%	397800t	397800t	397800t	435800t	435800t
Cauv100%	112710	112710	112710	210890	210890
Tax Value:					
Land 35%	39450	39450	39450	73810	152180
Bldg 35%	350	350	350	350	350
Totl 35%	39800t	39800t	39800t	74160t	152530t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1584.90	1830.10	1823.32	2993.60	
Cauv Sav	3959.44	4572.02	4555.06	3163.54	
Sp-Asmnt	237.82	237.82	237.82	196.56	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1HB	F	M		416		b	ADDTN
1 B	F	A		312		c	ADDTN
1	F/C	A		120		d	PORCH
	OFF	P		100	3000		

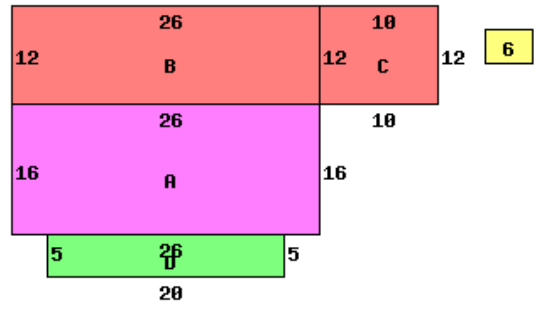
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
69	2	2018-02-27	HENSEL STEPHEN D	2AF *	0	396200	1000
15	1	2005-01-24	HENSEL CAROL A & STEPHEN	1QC *	0	123200	10110
594	1	2003-12-31	HENSEL CAROL A	1QC *	0	123200	10140
490	2	2003-10-24	HENSEL CAROL A ETAL	2AF *	0	123200	10140
151	1	1992-02-18		1UN *	0	0	92310
150	1	1992-02-18		1UN *	0	0	92310

Year	Land	Bldg	Total	Net Tax
2019	63620	350	63970	2451.10
2018	63620	350	63970	2453.72

Project		ben acres / % factor	
902 MAIN DISTRICT CONSERVANCY	XA/2023		
156 MCCOY 937 - SCIOTO	XA/2023		
500 HARDIN COUNTY LANDFILL	XA/2023		

4  
3  
2

5



9421 CR 150 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height 1H		Sq-Ft	Value
Floor Level	Main	FRAME	848 100470
	Part Upper	FRAME	416 22960
	Basement		728 13760
	Subtotal		137190
Metal	Roof	GABLE	
Plaster/Drywall	X X		Heating -1620
Unfinished Wall	X		Plumbing -3800
Floor/Pine	X X		Extra Features 3000
Number of Rooms	1 5 2		Total Value 134770
Bedrooms	1 2		
			PUB ELECTRIC
			PUB GAS
			PRIV WATER
			PRIV SEWER
			PUB PAVED ST/RD
			Neighborhood:
			Code: 2600
			Dwl/Gar/NC% 1.1100

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	*SV		848		D	OLD/VP		0			1000
2 Shed	*NV	0 10X14	140			OLD/		0			0
3 Poultry Ho	*NV	0 12X24	288			OLD/		0			0
4 Shed	*NV	0 14X42	588			OLD/		0			0
5 Flat Barn	*NV	0 30X80	2400			OLD/VP		0			0
6 Garage	*NV	0 10X16	160			OLD/		0			0
Tab #	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv				
C 1	BOA	BLOUNT SILT LOAM 0-	24.7761	6030	149400	2660	65900				
C 2	BOB	BLOUNT SILT LOAM, 2	15.6009	5770	90020	2360	36820				
C 14	GWB	GLYNWOOD SILT LOAM	2.3045	5400	12440	1750	4030				
C 39	PM	PEWAMO SILTY CLAY L	24.2816	6490	157590	3560	86440				
W 1	BOA	BLOUNT SILT LOAM 0-	.9551	3610	3450	770	740				
W 2	BOB	BLOUNT SILT LOAM, 2	.3708	3130	1160	470	170				
W 39	PM	PEWAMO SILTY CLAY L	1.0586	5370	5680	1670	1770				
C 51	WSTL	WASTE LAND	.4666	120	60	50	20				
670	HSITE	HOMESITE	1.0000	15000	15000	15000	15000				
980	ROAD	ROAD	.6858								
			71.5		434800	(100%)	210890	CAUV # 653			
					152180	( 35%)	73810				