

LYNN TWP  
KENTON SD

00250

Hardin County, Ohio  
Michael T. Bacon, Auditor

26-140010.0000  
J09

AGR  
2025

sale

Eff Rate:- 49.68 — 43.90 — 46.27 — 45.98 — a/r

2022 BIEDERMAN ROBERT F ET	1991-11-20				
2023 BIEDERMAN ROBERT F ET	1991-11-20				
2024 BIEDERMAN ROBERT F ET	1991-11-20				
2025 BIEDERMAN ROBERT F ETAL	1991-11-20	10037	20.00A		
14885 & 14891 TR 119	1WD				
KENTON OH 43326	\$0				

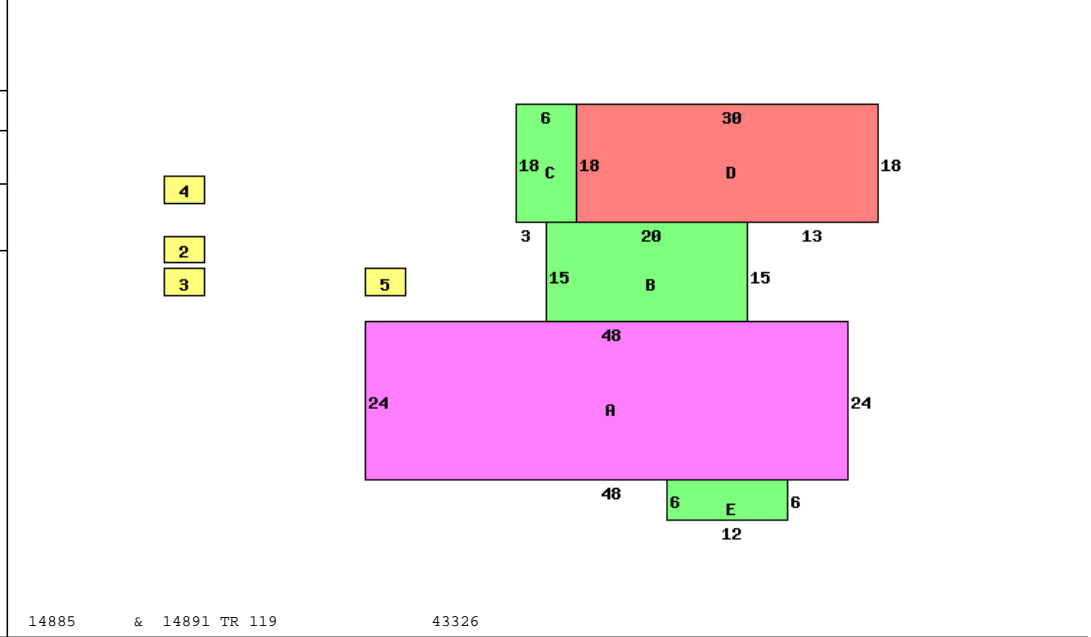
Tax Year	2022	2023	2024	2025	
Prop Cls	111	111	111	111	CAMA
Acres	20.0000	20.0000	20.0000	20.0000	111
Land100%	103910	114830	114830	114830	114830
Bldg100%	75170	85710	85710	85710	85700
Totl100%	179090t	200540t	200540t	200540t	200530t
Cauv100%	26690	50230	50230	50230	50220
Tax Value:					
Land 35%	9340	17580	17580	17580	40190
Bldg 35%	26310	30000	30000	30000	29990
Totl 35%	35650t	47580t	47580t	47580t	70190t
Hmstd35%	28280	33150	33150	33150	
Owner Oc	27.36	29.26	29.22	29.14	
Hmstd RB	392.36	362.10	410.26	422.08	hmstd 5250 l 27900 b
Net Tax	1213.48	1529.28	1594.46	1569.06	
Cauv Sav	1238.28	912.72	966.54	960.04	
Sp-Asmnt	40.52	40.52	56.61	47.88	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1152		a	*MAIN
	EBW	P		300	12000	b	PORCH
	OFF	P		108	3240	c	PORCH
1	F/C	A		540		d	ADDTN
	DK	P		72	1080	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
955	1	1991-11-20		1WD *	0	0	50800

Year	Land	Bldg	Total	Net Tax
2021	9340	26310	35650	1218.06
2020	9340	26310	35650	1052.18

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



14885 & 14891 TR 119 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	Sq-Ft	Value
Story Height 1			
Floor Level	Main	FRAME	1692 126750
	Subtotal		126750
Metal	Roof	GABLE	
Plaster/Drywall	X		Air Conditioning 3030
Panelled Wall	X		Plumbing 3500
Floor/Pine	X		Extra Features 16320
Floor/Carpet	X		Total Value 149600
Number of Rooms	5		
Bedrooms	3		PUB ELECTRIC
Central Heat	A		PRIV WATER
FORCED AIR			PRIV SEWER
Central A/C	A		PUB PAVED ST/RD
Plumbing			Neighborhood:
Standard	1		Code: 2600
Extra 3 Fixture	1		Dwl/Gar/NC% 1.1100
Extra 2 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	1692			D	1975FR	119680	.40	Dpr	79710
2 Shed	CB 0	32X52	1664		C	1975FR	19970	.70	Dpr	5990
3 POND	*.25A		0			OLD/	0			0
4 Shed	*NV	6X10	60			OLD/PR	0			0
5 JACUZZI	*PP		0			OLD/	0			0
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv				
C 1	BOA BLOUNT SILT LOAM 0-	.8197	6030	4940	2660	2180				
C 2	BOB BLOUNT SILT LOAM, 2	8.8884	5770	51290	2360	20980				
C 14	GWB GLYNWOOD SILT LOAM	3.2833	5400	17730	1750	5750				
C 15	GYB2 GLYNWOOD CLAY LOAM	4.3884	5020	22030	1230	5400				
W 2	BOB BLOUNT SILT LOAM, 2	.3930	3130	1230	470	190				
W 14	GWB GLYNWOOD SILT LOAM	.7593	2830	2150	750	570				
W 39	PM PEWAMO SILTY CLAY L	.0812	5370	440	1670	140				
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000				
C 51	WSTL WASTE LAND	.1356	120	20	50	10				
980	ROAD ROAD	.2511								
			20	114830	(100%)	50220	CAUV # 2546			
				40190	( 35%)	17580				