BUCK TWP
KENTON SD 00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-010032.0000 AGR
J16 2026

sale

2023 A MARTIN FARMS LLC	2021-08-19	
2024 A MARTIN FARMS LLC	2021-08-19	
2025 A MARTIN FARMS LLC	2021-08-19	
2026 A MARTIN FARMS LLC	2021-08-19 10047 ETC 431.38A	
13591 SR 67	4WD	
	$0	
KENTON OH 43326		

Eff Rate:– 43.46 — 45.84 — 45.54 — 45.54 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	431.3800	431.3800	431.3800	431.3800	431.3800			
Land100%	2593370	2593370	2593370	2593370		2593370	3761000	3760990
Bldg100%	176260	176260	176260	176260		176260	238800	238810
Totl100%	2769630t	2769630t	2769630t	2769630t		2769630t	3999800t	3999800t
Cauv100%	1093260	1093260	1093260	1093260		2593370	3761000	1062890
Tax Value:								
Land 35%	382640	382640	382640	382640		382640	372010	1316350
Bldg 35%	61690	61690	61690	61690		61690	83580	83580
Totl 35%	444330t	444330t	444330t	444330t		444330t	455590t	1399930t
Hmstd35%	60250	60250	60250	60250		60250	86870	
Owner Oc	51.66	51.60	51.46	51.46	51.46	hmstd 10500 l	49750 b	
Hmstd RB								
Net Tax	17734.34	18792.52	18665.38	18665.38	18665.38			
Cauv Sav	28453.04	21016.72	22267.06	22116.68				
Sp-Asmnt	1413.82	1526.72	2115.56	2115.56				

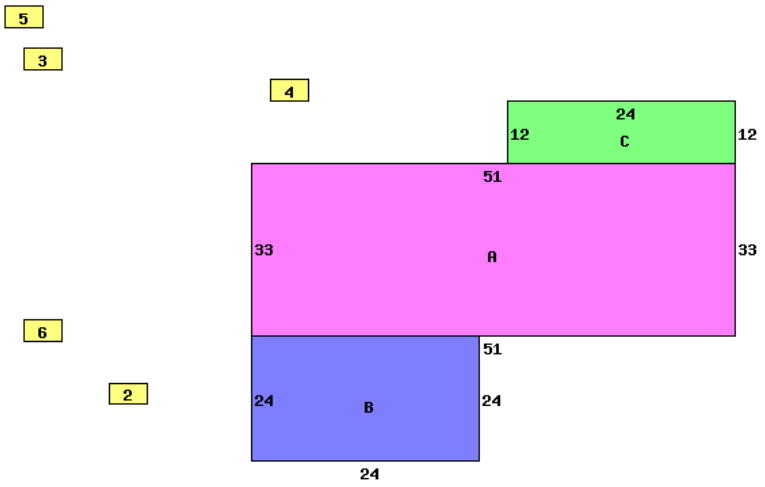
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	B/C	M		1683		a	*MAIN
	B2	G		576	16130	b	GRAGE
	EFP	P		288	11520	c	PORCH

#: 33, 34, L/W
040100330000 204.88a
040100340000 150.61a

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
360	4	2021-08-19	A MARTIN FARMS LLC	4WD	*	0	2371030	157890
209	4	2007-06-08	SORGEN ALESIA R	4QC	*	0	899430	116710
530	4	2004-08-24	SORGEN JEFFREY J & ALESI	4SD		365000	735260	109060
388	1	1992-04-30		1UN	*	0	0	501630

Year	Land	Bldg	Total	Net Tax
2022	207590	55260	262850	11966.12
2021	205770	55260	261030	11926.62

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
138 CARMEAN - SCIOTO RIVER	XA/2025			
269 SHEPHERD DITCH - SCIOTO RIVE	XA/2025			
279 SILVER CREEK - SCIOTO RIVER	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



13591 SR 67 43326

Occupancy 1 Single Family *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	BRICK	1683	138780
	Subtotal			138780
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Fireplaces	2000
Floor/Pine	X	Air Conditioning	3010
Floor/Carpet	X	Plumbing	3500
Number of Rooms	6	Garages and Carports	16130
Bedrooms	3	Extra Features	11520
		Total Value	174940
Fireplace			
Openings	1	PUB ELECTRIC	
Stacks	1	PUB GAS	
Central Heat	A	PRIV WATER	
FORCED AIR		PRIV SEWER	
Central A/C	A	PUB PAVED ST/RD	
Plumbing			
Standard	1	Neighborhood:	
Extra 3 Fixture	1	Code:	400
Extra 2 Fixture	1	Dwl/Gar/NC%	1.8000

	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/C		1683		C	1974AV	174940	.35		204680
2	Shed	*SV 0	12X24	336			1920FR	200			200
3	Stable	F 0	34X36	1224		C	1970FR	18360	.70		5510
4	Poultry Ho	*SV	14X28	392			1940AV	200			200
5	Pole Build	1	120X50	6000		C	1982AV	72000	.65		25200
6	Pole Build		24X30	720		C	1979AV	8640	.65		3020

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	83.3246	8740	728260	2550	212480
C	2	BOB	BLOUNT SILT LOAM, 2	47.6425	8370	398770	2230	106240
C	6	DEA	DEL RAY SILT LOAM 0	19.5976	8530	167170	2260	44290
C	17	HKA	HASKINS SILT LOAM 0	5.4619	8560	46750	2830	15460
C	19	KAB	KENDALLVILLE SILT L	3.3537	8410	28200	1990	6670
C	20	KBA	KIBBIE LOAM, 0-3% S	22.7978	9530	217260	3350	76370
C	24	MAB	MARTINSVILLE LOAM,	65.0576	8860	576410	2960	192570
C	26	MF	MILFORD SILTY CLAY	49.5778	10010	496270	3680	182450
C	39	PM	PEWAMO SILTY CLAY L	31.3164	9410	294690	3450	108040
C	44	SA	SARANAC SLTY CLAY L	15.7818	9270	146300	2660	41980
C	46	SKA	SLEETH SILT LOAM, 0	4.5649	8530	38940	2850	13010
W	26	MF	MILFORD SILTY CLAY	1.8991	8320	15800	230	440
	670	HSITE	HOMESITE	2.0000	21750	43500	21750	43500
C	51	WSTL	WASTE LAND	8.2060	170	1400	50	410
	970	DROW	DITCH RIGHT OF WAY	4.0100				
	980	ROAD	ROAD	5.5900				
C	24	MAB	MARTINSVILLE LOAM,	.1797	8860	1590	230	40
C	20	KBA	KIBBIE LOAM, 0-3% S	2.6583	9530	25330	230	610
C	26	MF	MILFORD SILTY CLAY	8.6695	10010	86780	230	1990
C	44	SA	SARANAC SLTY CLAY L	26.1447	9270	242360	230	6010
C	1	BOA	BLOUNT SILT LOAM 0-	3.0684	8740	26820	230	710
C	2	BOB	BLOUNT SILT LOAM, 2	5.5866	8370	46760	230	1290
C	24	MAB	MARTINSVILLE LOAM,	.5100	8860	4520	230	120
C	39	PM	PEWAMO SILTY CLAY L	3.6932	9410	34750	230	850
C	46	SKA	SLEETH SILT LOAM, 0	2.4302	8530	20730	230	560
C	6	DEA	DEL RAY SILT LOAM 0	6.6374	8530	56620	230	1530