

BUCK TWP
KENTON SD

00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-030022.0000
N10

AGR
2025

sale

2022	PHILLIPS DOUGLAS D &	2020-12-23	
2023	PHILLIPS DOUGLAS D &	2020-12-23	
2024	PHILLIPS DOUGLAS D &	2020-12-23	
2025	PHILLIPS DOUGLAS D & DE	2020-12-23	10438 135.561A
	15431 CR 135	1SD	
	KENTON OH 43326	\$252,000	

Eff Rate:- 49.50 — 43.46 — 45.84 — 45.54 — a/r

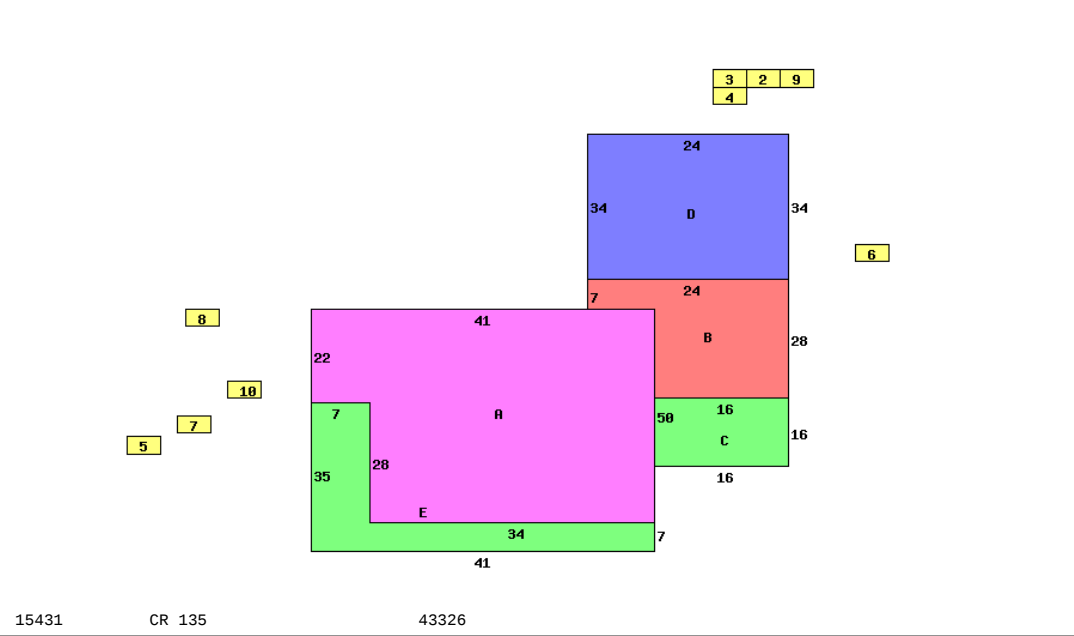
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	111	111	111	111	111	111
Acres	135.5600	135.5600	135.5600	135.5600	135.5600	
Land100%	697740	763660	763660	763660	763660	763660
Bldg100%	238600	276890	276890	276890	276890	371430
Totl100%	936340t	1040540t	1040540t	1040540t	613430t	1135090t
Cauv100%	166600	336540	336540	336540		336520
Tax Value:						
Land 35%	58310	117790	117790	117790	117790	267280
Bldg 35%	83510	96910	96910	96910	96910	130000
Totl 35%	141820t	214700t	214700t	214700t	214700t	397280t
Hmstd35%	69060	80660	80660	80460	80460	
Owner Oc	65.10	69.16	69.08	68.72	68.72	hmstd 5250 l 75210 b
Hmstd RB						
Net Tax	6419.56	8525.04	9036.38	8975.24	8975.24	
Cauv Sav	8500.20	5983.88	6339.92	6297.10		
Sp-Asmnt	64.67	65.69	186.69			

SHB+ 2 B 1	CONS B B/C STP F2 OFP	TYPE M A P G P	FACT	SQ-FT 1854 504 256 816 483	VALUE 1020 19580 14490	a b c d e	*MAIN ADDN PORCH GRADE PORCH
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Sale# 611	#p 1	sale date 2020-12-23	To PHILLIPS DOUGLAS D & DEBO	Type/Invalid? 1SD	Sale\$ 252000	co:land 697740	co:bldg 238600
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Year	Land	Bldg	Total	Net Tax
2021	58310	83510	141820	6443.34
2020	58310	83510	141820	5569.20

Object	ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY				XA/2025
269 SHEPHERD DITCH - SCIOTO RIVE				XA/2025
500 HARDIN COUNTY LANDFILL				XA/2025
333 TAYLOR CREEK #1096 - SCIOTO				XA/2025



Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level			
	Main	BRICK	2358 171880
	Full Upper	BRICK	1854 86750
	Basement		927 17310
	Subtotal		275940
Shingle	Roof	HIP	
	B 1 2 U A		
	P P		
Plaster/Drywall		Air Conditioning	7310
Floor/Carpet	X X	Garages and Carports	19580
Number of Rooms	2 5 6	Extra Features	15510
Bedrooms	2 3	Total Value	318340
Central Heat	A	PUB ELECTRIC	
FORCED AIR		PRIV WATER	
Central A/C	A	PRIV SEWER	
Plumbing		PUB PAVED ST/RD	
Standard	1	Topo: ROLLING	
		Neighborhood:	
		Code:	400
		Dwl/Gar/NC%	1.8000

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 B F	4212			B-	1881AV		382010	.55		309430
2 Shed	B 0	50X60	3000		D	2010AV		28800	.40		17280
3 Flat Barn		160X30	4800		D	OLD/GD		46080	.80	.50	4610
5 POND	*.25A		0			OLD/		0			0
6 Shed		18X22	396		D	OLD/AV		3800	.65		1330
7 P	DK	10X14	140		D	1990AV		1680	.65		590
8 Pole Build		40X60	2400		C	2015AV		28800	.25		21600
9 Pole Build		48X60	2880		C	2010AV		27650	.40		16590
10 Shed	*PP	8X10	0			OLD/		0			0
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
C 1	BOA	BLOUNT SILT LOAM, 0-	22.9311	6030	138270	2660					61000
C 2	BOB	BLOUNT SILT LOAM, 2	62.0209	5770	357860	2360					146370
C 11	FPC2	FOX CLAY LOAM, 6-12%	.4736	4370	2070	350					170
C 14	GWB	GLYNWOOD SILT LOAM	7.2176	5400	38980	1750					12630
C 15	GYB2	GLYNWOOD CLAY LOAM	.0876	5020	440	1230					110
C 16	GYC2	GLYNWOOD CLAY LOAM	.9727	4750	4620	1050					1020
C 19	KAB	KENDALLVILLE SILT L	2.1675	5800	12570	2090					4530
C 39	PM	PEWAMO SILTY CLAY L	17.0574	6490	110700	3560					60720
W 39	PM	PEWAMO SILTY CLAY L	2.5034	5370	13440	1670					4180
C 51	WSTL	WASTE LAND	2.0000	120	240	50					100
670	HSITE	HOMESITE	1.0000	15000	15000	15000					15000
980	ROAD	ROAD	5.2985								
P 2	BOB	BLOUNT SILT LOAM, 2	2.2207	5770	12810	2360					5240
P 11	FPC2	FOX CLAY LOAM, 6-12%	1.8917	4370	8270	350					660
P 15	GYB2	GLYNWOOD CLAY LOAM	1.1465	5020	5760	1230					1410
P 19	KAB	KENDALLVILLE SILT L	.0074	5800	40	2090					20
P 39	PM	PEWAMO SILTY CLAY L	4.7449	6490	30790	3560					16890
P 39	PM	PEWAMO SILTY CLAY L	1.8185	6490	11800	3560					6470

135.56 763660 (100%) 336520 CAUV # 926
267280 (35%) 117780