

BUCK TWP
KENTON SD

00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-030022.0000
N10

AGR
2025

sale

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

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			
			\$252,000		
	KENTON OH 43326				

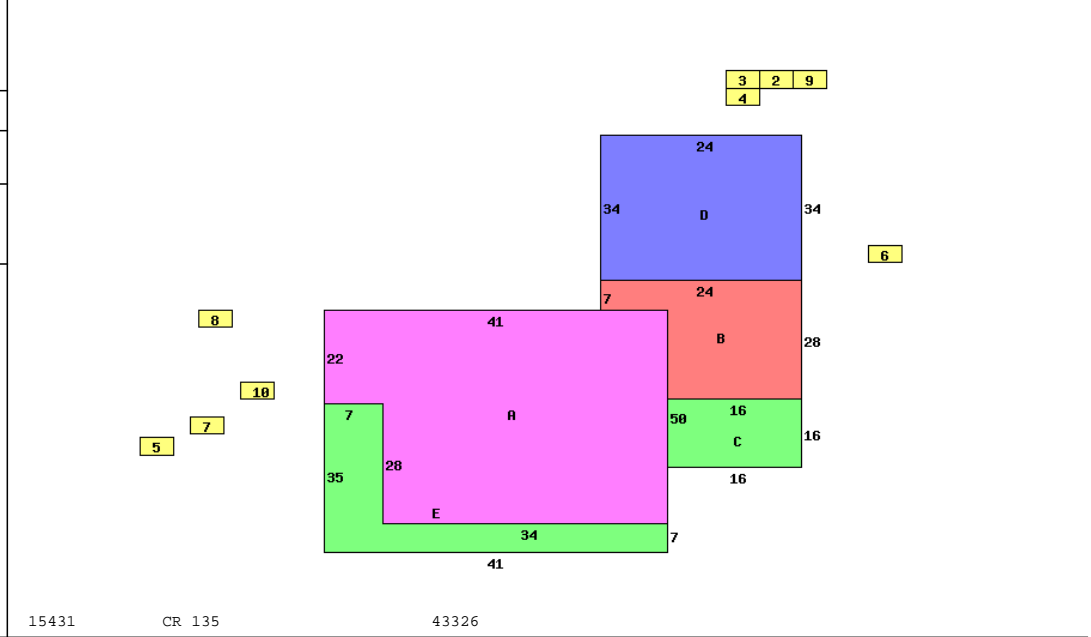
Tax Year	2022	2023	2024	2025	2025	
Prop Cls	111	111	111	111	111	CAMA
Acres	135.5600	135.5600	135.5600	135.5600	135.5600	111
Land100%	697740	763660	763660	763660	336540	763670
Bldg100%	238600	276890	276890	276890	276890	276880
Totl100%	936340t	1040540t	1040540t	1040540t	613430t	1040550t
Cauv100%	166600	336540	336540	336540		336530
Tax Value:						
Land 35%	58310	117790	117790	117790	117790	267280
Bldg 35%	83510	96910	96910	96910	96910	96910
Totl 35%	141820t	214700t	214700t	214700t	214700t	364190t
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	186.69		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	B	M		1854		b	ADDTN
1	B/C	A		504		c	PORCH
	STP	P		256	1020	d	GRAGE
	F2	G		816	19580	e	PORCH
	OFF	P		483	14490		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
611	1	2020-12-23	PHILLIPS DOUGLAS D & DEBO	1SD	252000	697740	238600

Year	Land	Bldg	Total	Net Tax
2021	58310	83510	141820	6443.34
2020	58310	83510	141820	5569.20

project	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



15431 CR 135 43326

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	
Plaster/Drywall	P P	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%	1.2500

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace	Phy	Fnc	True
1 DWELLING	2 B F		4212		B-	1881AV		382010	.55		214880
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
1 SIDE OPN											
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	64.2416	5770	370670	2360	151610					
C 11	FPC2 FOX CLAY LOAM, 6-12%	2.3653	4370	10340	350	830					
C 14	GWB GLYNWOOD SILT LOAM	7.2176	5400	38980	1750	12630					
C 15	GYB2 GLYNWOOD CLAY LOAM	1.2341	5020	6200	1230	1520					
C 16	GYC2 GLYNWOOD CLAY LOAM	.9727	4750	4620	1050	1020					
C 19	KAB KENDALLVILLE SILT L	2.1749	5800	12610	2090	4550					
C 39	PM PEWAMO SILTY CLAY L	23.6208	6490	153300	3560	84090					
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	H SITE HOMESITE	1.0000	15000	15000	15000	15000					
980	ROAD ROAD	5.2985									
		135.56		763670	(100%)	336530		CAUV # 926			
				267280	(35%)	117790					