BUCK TWP
KENTON SD 00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-030022.0000 AGR
N10 2026

sale

2023 PHILLIPS DOUGLAS D &	2020-12-23	
2024 PHILLIPS DOUGLAS D &	2020-12-23	
2025 PHILLIPS DOUGLAS D &	2020-12-23	
2026 PHILLIPS DOUGLAS D & DE	2020-12-23 10438 135.561A	
15431 CR 135	1SD	
	$252,000	
KENTON OH 43326		

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

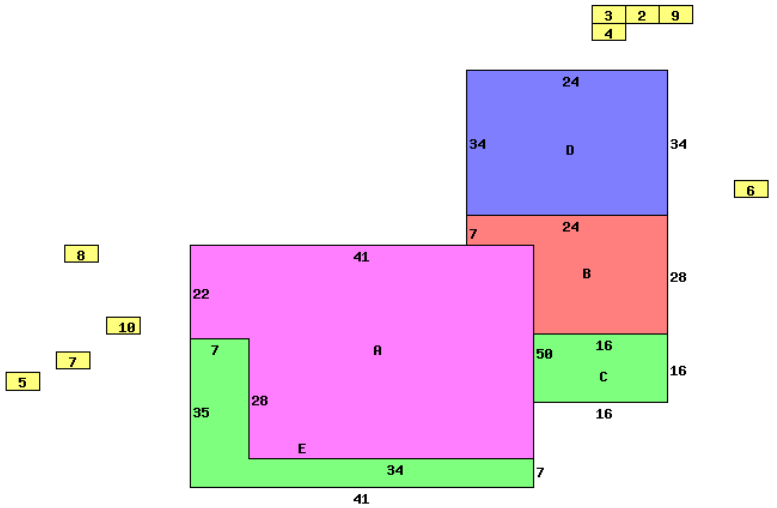
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	135.5600	135.5600	135.5600	135.5600	135.5600			
Land100%	763660	763660	763660	763660		763660	1107460	1107460
Bldg100%	276890	276890	276890	276890		276890	371430	371430
Totl100%	1040540t	1040540t	1040540t	1040540t		1040540t	1478890t	1478890t
Cauv100%	336540	336540	336540	336540		763660	1107460	298070
Tax Value:								
Land 35%	117790	117790	117790	117790		117790	104320	387610
Bldg 35%	96910	96910	96910	96910		96910	130000	130000
Totl 35%	214700t	214700t	214700t	214700t		214700t	234320t	517610t
Hmstd35%	80660	80660	80460	80460		80460	115910	
Owner Oc	69.16	69.08	68.72	68.72	68.72	hmstd 5250 l	75210 b	
Hmstd RB								
Net Tax	8525.04	9036.38	8975.24	8975.24	8975.24			
Cauv Sav	8500.20	5983.88	6339.92	6297.10				
Sp-Asmnt	65.69	186.69	186.69	186.69				

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

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
2022	58310	83510	141820	6419.56
2021	58310	83510	141820	6443.34

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

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	BRICK	2358	171880
	Full Upper	BRICK	1854	86750
	Basement		927	17310
	Subtotal			275940
Shingle	Roof	HIP		

B 1 2 U A

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%	1.8000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	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	1 SIDE OPN
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	8740	200420	2550	58470
C	2	BOB	BLOUNT SILT LOAM, 2	62.0209	8370	519110	2230	138310
C	11	FPC2	FOX CLAY LOAM,6-12%	.4736	6340	3000	540	260
C	14	GWB	GLYNWOOD SILT LOAM	7.2176	7830	56510	1630	11770
C	15	GYB2	GLYNWOOD CLAY LOAM	.0876	7280	640	1110	100
C	16	GYC2	GLYNWOOD CLAY LOAM	.9727	6890	6700	870	850
C	19	KAB	KENDALLVILLE SILT L	2.1675	8410	18230	1990	4310
C	39	PM	PEWAMO SILTY CLAY L	17.0574	9410	160510	3450	58850
W	39	PM	PEWAMO SILTY CLAY L	2.5034	7790	19500	230	580
C	51	WSTL	WASTE LAND	2.0000	170	340	50	100
	670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
	980	ROAD	ROAD	5.2985				
P	2	BOB	BLOUNT SILT LOAM, 2	2.2207	8370	18590	230	510
P	11	FPC2	FOX CLAY LOAM,6-12%	1.8917	6340	11990	230	440
P	15	GYB2	GLYNWOOD CLAY LOAM	1.1465	7280	8350	230	260
P	19	KAB	KENDALLVILLE SILT L	.0074	8410	60	230	
P	39	PM	PEWAMO SILTY CLAY L	4.7449	9410	44650	230	1090
P	39	PM	PEWAMO SILTY CLAY L	1.8185	9410	17110	230	420

135.56	1107460	(100%)	298070	CAUV # 926
	387610	(35%)	104320	

Call Back: Sign: PSN Date: 2015-08-10 Lister: