

BUCK TWP
KENTON SD

00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-040016.0000
N72

AGR
2025

sale

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

2022	TURNER JERALD WAYNE	2021-08-13			
2023	TURNER JERALD WAYNE	2021-08-13			
2024	TURNER JERALD WAYNE	2021-08-13			
2025	TURNER JERALD WAYNE	2021-08-13	10267-8 ETC	43.50A	
	14644 CR 155		2WD		
			\$400,000		
	KENTON OH 43326				

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	43.5000	43.5000	43.5000	43.5000	
Land100%	234060	257000	257000	257000	256990
Bldg100%	179890	282370	282370	282370	282370
Totl100%	413940t	539370t	539370t	539370t	539360t
Cauv100%	57570	114630	114630	114630	114630
Tax Value:					
Land 35%	20150	40120	40120	40120	89950
Bldg 35%	62960	98830	98830	98830	98830
Totl 35%	83110t	138950t	138950t	138950t	188780t
Hmstd35%	42140				
Owner Oc	39.72				
Hmstd RB					
Net Tax	3760.46	5562.00	5892.90	5853.10	
Cauv Sav	2824.40	1994.64	2113.30	2099.02	
Sp-Asmnt	32.24	116.50	167.51	167.51	

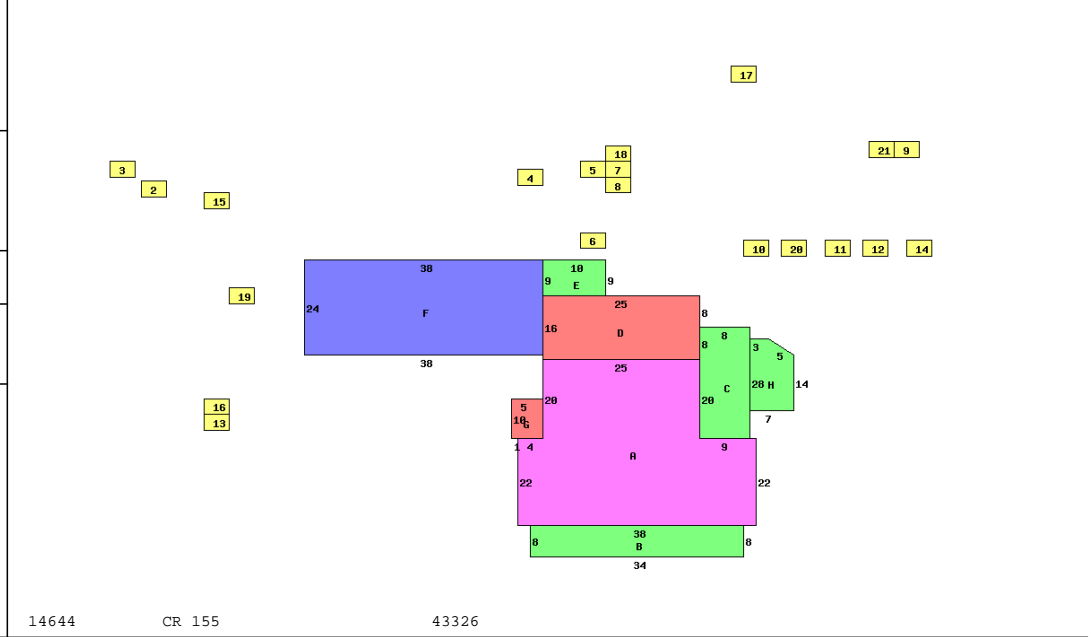
2026	TURNER JERALD WAYNE & 14644 CR 155	2025-03-05			
		2SD			

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1HB	F	M		1336		b	PORCH
	OFF	P		272	8160	c	PORCH
	EFP	P		224	8960	d	ADDTN
1	F/C	A		400		e	PORCH
	EFP	P		90	3600	f	GRAGE
	F2	G		912	21890	g	ADDTN
1	F/C	A		50		h	PORCH
	DK	P		118	1770		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
104	2	2025-03-05	TURNER JERALD WAYNE &	2SD *	0	257000	282370
409	2	2021-08-13	TURNER JERALD WAYNE	2WD	400000	234060	179890
485	4	2020-11-24	TUNRER JEFFREY LYNN ETAL	4AF *	0	234060	179890
423	4	2016-10-11	TURNER JEFFREY LYNN ETAL	4WD *	0	168630	134970
196	4	2016-05-06	TURNER NORMAN LEE	4AF *	0	168630	134970
336	4	2010-08-25	TURNER NORMAN LEE & PATRI	4WD *	0	102490	127510
334	4	2010-08-25	HANNA DANE M	4WD *	0	102490	127510

Year	Land	Bldg	Total	Net Tax
2021	20150	62960	83110	3814.10
2020	20150	62960	83110	2922.76

Project		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY			XA/2025
500	HARDIN COUNTY LANDFILL			XA/2025
246	FULTON DITCH SCIOTO RIVER MA			XA/2025
333	TAYLOR CREEK #1096 - SCIOTO			XA/2025



14644 CR 155 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1H	Sq-Ft	Value
Floor Level	Main	FRAME	1786 130360
	Part Upper	FRAME	1336 39630
	Basement		1033 19260
	Subtotal		189250
Metal	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X X	Garages and Carports	21890
Panelled Wall	X	Extra Features	22490
Unfinished Wall	X	Total Value	233630
Floor/Pine	X X		
Floor/Carpet	X	PUB ELECTRIC	
Number of Rooms	1 2 6	PRIV WATER	
Bedrooms	1 3	PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
FUEL OIL		Topo: ROLLING	
Plumbing		Neighborhood:	
Standard	1	Code:	400
		Dwl/Gar/NC%	1.2500

Bldg Type	SHB+Cons	DixFt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1HB F	3122		C	1879AV	233630	.55		131420
2 Pole Build		50X80 4000		C	1987AV	48000	.65		16800
3 Pole Build		24X32 768		C	1985FR	7370	.70		2210 1 SIDE OPN
4 Pole Build		24X32 768		C	1987AV	9220	.65		3230
5 Pole Build		54X64 3456		C	OLD/FR	41470	.70		12440
6 Garage		20X24 480		D	OLD/FR	9220	.70		3460
7 Flat Barn		40X70 2800		D	OLD/FR	26880	.80	.50	2690
8 Milk House	*SV 0	14X15 210		C	OLD/FR	400			400
9 Pole Barn		60X90 5400		C	2007AV	64800	.45		35640
10 Pole Build		24X36 864		C	OLD/AV	8300	.65		2910 1 SIDE OPN
11 Grain Bin	*PP	12X18 216		C	OLD/	0			0
12 Grain Bin	*PP	12X18 216		C	OLD/	0			0
13 POND	*.23A	0		C	OLD/	0			0
14 Grain Bin	*PP	12X22 264		C	OLD/	0			0
15 Pole Build		32X40 1280		C	2003AV	15360	.50		7680
16 Shelter		14X30 420		C	2003AV	4520	.50		2260
17 Flat Barn		42X50 2100		D	OLD/FR	20160	.80	.50	2020
18 P	CAN	12X70 840		D	1920FR	5380	.70		1610
19 Shed	*PP	10X16 160		C	OLD/	0			0
20 Grain Bin	*PP	24X24 8725		C	OLD/AV	0			0
21 P	EFP	20X90 1800		C	2017AV	72000	.20		57600

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	6.0033	6030	36200	2660	15970
C 2	BOB BLOUNT SILT LOAM, 2	24.2176	5770	139740	2360	57150
C 14	GWB GLYNWOOD SILT LOAM	7.7638	5400	41920	1750	13590
C 39	PM PEWAMO SILTY CLAY L	3.2895	6490	21350	3560	11710
C 44	SA SARANAC SLTY CLAY L	.4358	6390	2780	2770	1210
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000
980	ROAD ROAD	.7900				