

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		
	KENTON OH 43326	\$400,000		

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	43.5000	43.5000	43.5000	43.5000	256990
Land100%	234060	257000	257000	257000	282370
Bldg100%	179890	282370	282370	282370	539360t
Totl100%	413940t	539370t	539370t	539370t	114630
Cauv100%	57570	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 0c	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

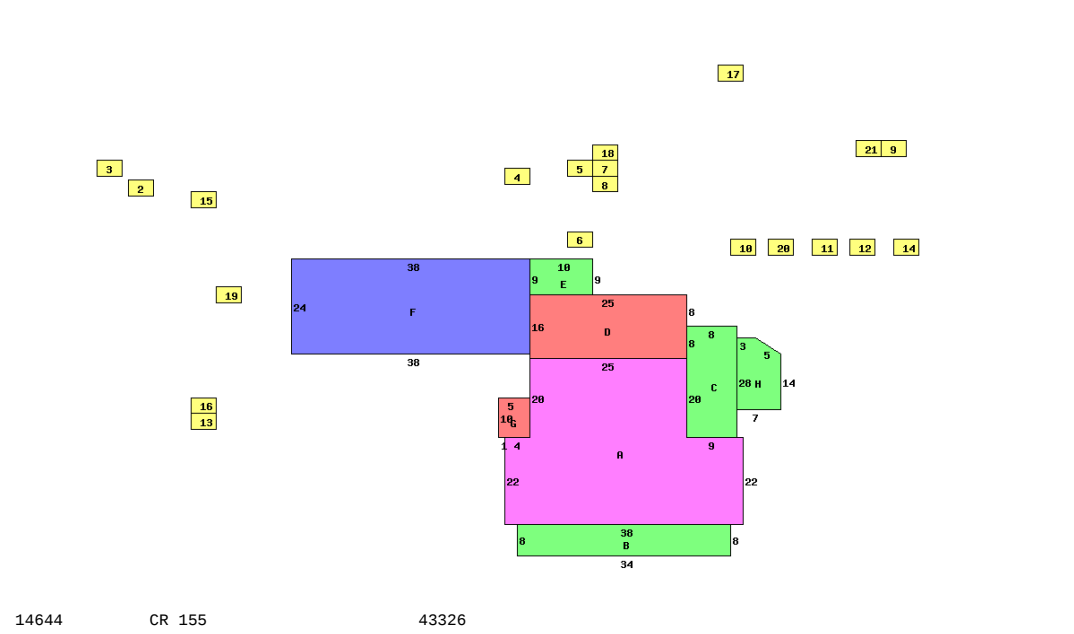
2025-03-05
2SD

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

Sale#	#d	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
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	4AF *	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

D r o j e c t				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			



Occupancy 1 Single Family				*DWELLING COMPUTATIONS	
				Sq-Ft	Value
Story Height	1H				
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	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
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
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	14X15	210			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
11 Grain Bin	*PP	12X18	216		C	OLD/		0			0
12 Grain Bin	*PP	12X18	216		C	OLD/		0			0
13 POND	*.23A		0			OLD/		0			0
14 Grain Bin	*PP	12X22	264			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			OLD/		0			0
20 Grain Bin	*PP	24X24	8725		C	OLD/AV		0			0
21 P	EFFP	20X90	1800			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				

43.5 256990 (100%) 114630 CAUV # 4409
89950 (35%) 40120