

BUCK TWP  
KENTON SD

00040

Hardin County, Ohio  
Michael T. Bacon, Auditor

04-080008.0000  
E33

AGR  
2025

sale

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

2022 MCCULLOUGH FARMS LTD	2012-06-21		
2023 MCCULLOUGH FARMS LTD	2012-06-21		
2024 MCCULLOUGH FARMS LTD	2012-06-21		
2025 MCCULLOUGH FARMS LTD	2012-06-21	10103	73.00A
15012 SR 292	2WD		
KENTON OH 43326	\$650,000		

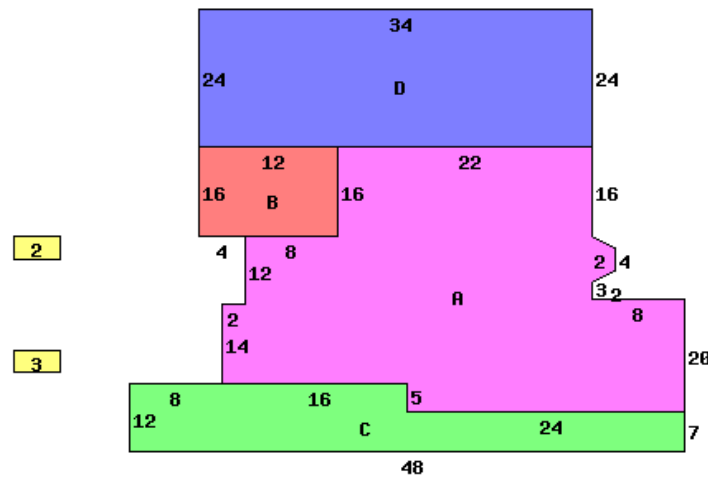
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	73.0000	73.0000	73.0000	73.0000	
Land100%	389340	426660	426660	426660	426650
Bldg100%	125260	210570	210570	210570	210570
Totl100%	514600t	637230t	637230t	637230t	637220t
Cauv100%	105340	200910	200910	200910	200910
Tax Value:					
Land 35%	36870	70320	70320	70320	149330
Bldg 35%	43840	73700	73700	73700	73700
Totl 35%	80710t	144020t	144020t	144020t	223030t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	3690.42	5764.94	6107.92	6066.66	
Cauv Sav	4545.02	3162.68	3350.82	3328.20	
Sp-Asmnt	153.12	153.12	193.90	193.90	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		1412			
1	F/C	A		192		b	ADDTN
	OPF	P		456	13680	c	PORCH
	F2	G		816	19580	d	GRAGE

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
270	2	2012-06-21	MCCULLOUGH FARMS LTD	2WD	650000	224940	49970
325	2	2005-09-02	BLACK STEVEN R & SUSAN R	2CT *	0	124000	44970
134	2	1999-04-08	BLACK DONNA M	2CT *	0	88060	55000

Year	Land	Bldg	Total	Net Tax
2021	36870	43840	80710	3703.94
2020	36870	43840	80710	3206.78

project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
346 GANDER RUN-SCIOTO RIVER			XA/2025



15012 SR 292 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 2	Sq-Ft Value
Floor Level	
Main	FRAME 1604 123060
Full Upper	FRAME 1412 67040
Basement	1074 20020
Subtotal	210120
Shingle	Roof HIP
Plaster/Drywall	P P Heating -1680
Floor/Hardwood	X X Air Conditioning 2860
Floor/Carpet	X X Garages and Carports 19580
Floor/Tile-Lino	X X Extra Features 13680
Number of Rooms	3 5 5 Total Value 244560
Bedrooms	1 4
Central Heat	X PRIV WATER
FORCED AIR	PRIV SEWER
Central A/C	X PUB PAVED ST/RD
Plumbing	Standard 1 Topo: ROLLING
Standard	Neighborhood: 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	2 B F		3016		C+	OLD/GD		269020	.40		201770
2 Flat Barn			5800		D	1950GD		55680	.80	.50	5570
3 Shed		24X40	960		D	1980AV		9220	.65		3230
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
C 1	BOA BLOUNT SILT LOAM 0-	5.5526	6030	33480	2660	14770					
C 2	BOB BLOUNT SILT LOAM, 2	28.1825	5770	162610	2360	66510					
C 14	GWB GLYNWOOD SILT LOAM	3.9974	5400	21590	1750	7000					
C 16	GVC2 GLYNWOOD CLAY LOAM	4.6429	4750	22050	1050	4880					
C 39	PM PEWAMO SILTY CLAY L	25.4733	6490	165320	3560	90690					
W 39	PM PEWAMO SILTY CLAY L	1.2118	5370	6510	1670	2020					
C 51	WSTL WASTE LAND	.7500	120	90	50	40					
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000					
980	ROAD ROAD	1.7575									
970	DROW DITCH RIGHT OF WAY	.4320									

	73	426650	(100%)	200910	CAUV # 680
		149330	( 35%)	70320	

Call Back:

Sign: PSN Date: 2015-07-30 Lister:

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