BUCK TWP
KENTON SD 00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-080011.0000 AGR
E08 2026

sale

2023 MCCULLOUGH FARMS LTD	1997-07-10	
2024 MCCULLOUGH FARMS LTD	1997-07-10	
2025 MCCULLOUGH FARMS LTD	1997-07-10	
2026 MCCULLOUGH FARMS LTD	1997-07-10 10103 77.96A	
14931 SR 292	4WD	
	$0	
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	77.9600	77.9600	77.9600	77.9600	77.9600			
Land100%	468490	468490	468490	468490		468490	679370	679360
Bldg100%	313740	313740	313740	313740		313740	450800	450810
Totl100%	782230t	782230t	782230t	782230t		782230t	1130170t	1130170t
Cauv100%	220200	220200	220200	220200		468490	679370	190970
Tax Value:								
Land 35%	77070	77070	77070	77070		77070	66840	237780
Bldg 35%	109810	109810	109810	109810		109810	157780	157780
Totl 35%	186880t	186880t	186880t	186880t		186880t	224620t	395560t
Hmstd35%	115060	115060	114300	114300		114300	164640	
Owner Oc	98.66	98.56	97.62	97.62	97.62	hmstd 5250 l	109050 b	
Hmstd RB								
Net Tax	7381.92	7827.04	7774.46	7774.46	7774.46			
Cauv Sav	4992.24	3478.50	3685.46	3660.56				
Sp-Asmnt	406.75	442.28	442.28	442.28				

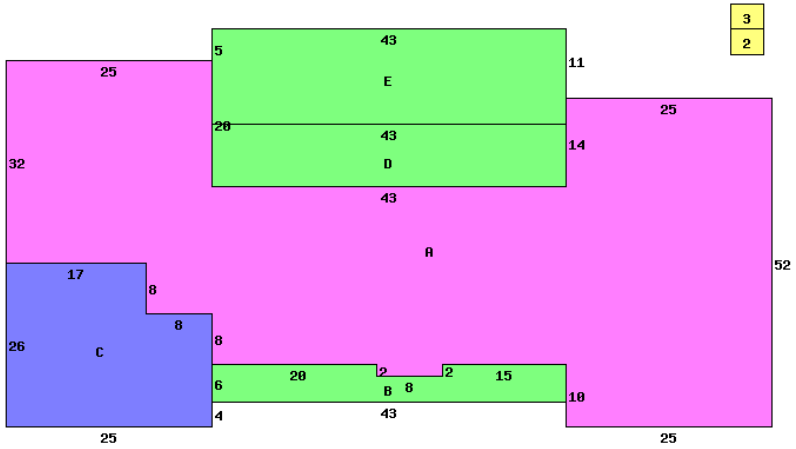
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	B/C	M		3384		a	*MAIN
	OBP	P		242	8470	b	PORCH
	B	G		586	16410	c	GRAGE
	EFP	P		430	17200	d	PORCH
	PAT	P		645	1940	e	PORCH

#: 12 L/W
fireplace is ornamental only
040800120000 35.96a

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
268	4	1997-07-10	MCCULLOUGH FARMS LTD	4WD *	0	96400	65660
316	1	1991-05-03		1UN *	85000	0	65510

Year	Land	Bldg	Total	Net Tax
2022	40480	95550	136030	6125.68
2021	40480	95550	136030	6148.50

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			
246 FULTON DITCH SCIOTO RIVER MA	XA/2025			
261 BONTRAGER DITCH #1019 - SCIO	XA/2025			
346 GANDER RUN-SCIOTO RIVER	XA/2025			



14931 SR 292 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	BRICK	3384	221110
	Subtotal			221110
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	5890
Floor/Carpet	X	Plumbing	2100
Floor/Tile-Lino	X	Garages and Carports	16410
Number of Rooms	6	Extra Features	27610
Bedrooms	3	Total Value	273120
Insulation	F	PUB ELECTRIC	
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR		Topo: ROLLING	
Central A/C	A		
Plumbing		Neighborhood:	
Standard	1	Code:	400
Extra 3 Fixture	1	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	1 B/C		3384		B	1996GD	355060	.22	.10	448650
2	POND	*.53A		0			OLD/	0			0
3	P	DK	15X24	360		C	1996AV	5400	.60		2160

Tab #	SOIL		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	8.4846	8740	74160	2550	21640
C 2	BOB	BLOUNT SILT LOAM, 2	22.5602	8370	188830	2230	50310
C 14	GWB	GLYNWOOD SILT LOAM	4.5074	7830	35290	1630	7350
C 15	GYB2	GLYNWOOD CLAY LOAM	2.9221	7280	21270	1110	3240
C 39	PM	PEWAMO SILTY CLAY L	24.2735	9410	228410	3450	83740
670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
980	ROAD	ROAD	.9080				
C 51	WSTL	WASTE LAND	.6570	170	110	50	30
C 2	BOB	BLOUNT SILT LOAM, 2	.0083	8370	70	230	
C 15	GYB2	GLYNWOOD CLAY LOAM	.0956	7280	700	230	20
C 39	PM	PEWAMO SILTY CLAY L	.7590	9410	7140	230	180
P 2	BOB	BLOUNT SILT LOAM, 2	8.8989	8370	74480	230	2050
P 39	PM	PEWAMO SILTY CLAY L	2.8854	9410	27150	230	660

	77.96	679360	(100%)	190970
		237780	(35%)	66840

CAUV # 2367

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

04-080011.0000-v082020R