

BUCK TWP  
KENTON SD

00040

Hardin County, Ohio  
Michael T. Bacon, Auditor

04-090037.0000  
K32

RES  
2025

sale

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

2022	SCHARF FARM LLC THE	2015-07-29			
2023	SCHARF FARM LLC THE	2015-07-29			
2024	SCHARF FARM LLC THE	2015-07-29			
2025	SCHARF FARM LLC THE	2015-07-29	10040 10292 6.116A		
	13482 SR 31		LWD		
			\$135,000		
	KENTON OH 43326				

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	6.1200	6.1200	6.1200	6.1200	
Land100%	22600	31710	31710	31710	31710
Bldg100%	118660	141970	141970	141970	141970
Totl100%	141260t	173690t	173690t	173690t	173680t
Cauv100%					
Tax Value:					
Land 35%	7910	11100	11100	11100	11100
Bldg 35%	41530	49690	49690	49690	49690
Totl 35%	49440t	60790t	60790t	60790t	60790t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2260.62	2433.36	2578.12	2560.70	
Sp-Asmnt	22.53	39.61	55.96	55.96	

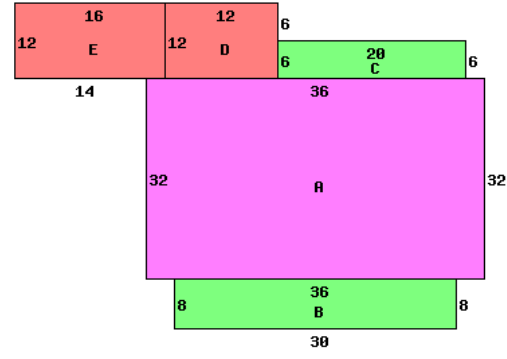
2026	DJ WAGNER ACRES LLC AND	2025-10-10			
	13482 SR 31		3WD		
	KENTON OH 43326				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		1152			
	OFF	P		240	7200	b	PORCH
	EFP	P		120	4800	c	PORCH
1	F/C	A		144		d	ADDTN
1	F/C	A		192		e	ADDTN

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
455	3	2025-10-10	DJ WAGNER ACRES LLC &	3WD	2300000	31710	141970
364	1	2015-07-29	THE SCHARF FARM LLC	LWD	135000	20510	100890
39	0	1988-01-19		*	0	0	67600

Year	Land	Bldg	Total	Net Tax
2021	7910	41530	49440	2268.90
2020	7910	41530	49440	1964.34

P 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



13482 SR 31 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 2	Sq-Ft	Value
Floor Level		
	Main	FRAME
	Full Upper	FRAME
	Basement	
	Subtotal	188800
Shingle	Roof	HIP
	B 1 2 U A	
Plaster/Drywall	P P	Air Conditioning 4670
Unfinished Wall	X	Extra Features 12000
Floor/Pine	X	Total Value 205470
Floor/Carpet	X X	
Floor/Concrete	X	PUB ELECTRIC
Floor/Tile-Lino	L	PUB GAS
Number of Rooms	1 5 4	PRIV WATER
Bedrooms	1 2	PRIV SEWER
		PUB PAVED ST/RD
Central Heat	A	
FORCED AIR		Neighborhood:
Central A/C	A	Code: 400
Plumbing		Dwl/Gar/NC% 1.2500
Standard	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Phy	Fnc	True
1 DWELLING	2 B F	2640	Rate	Grade	Cond	Value	Dpr
2 Flat Barn		36X56	2016	C	1930AV	205470	.55
3 Grain Bin	*PP 0	27X22	594	C	1920AV	19350	.80
4 Lean-To		26X44	1144	C	1971FR	0	.65
5 Garage		24X27	648	C	1930AV	9150	.55
6 Grain Bin	*PP	21X18	378	C	1983VG	15550	.65
7 Shop-Stud		36X64	2304	C	1970FR	0	.65
					1983AV	35710	.65
							12500
							ELECTRIC
homesite	1.0000	effective	depth	actual	effective	extended	true
small acreage	4.2400	frontage	depth	rate	rate	value	value
road	.8800		factor	5000	3940	15000	15000
						16710	16710