

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	1WD	
KENTON OH 43326	\$135,000	

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%					

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

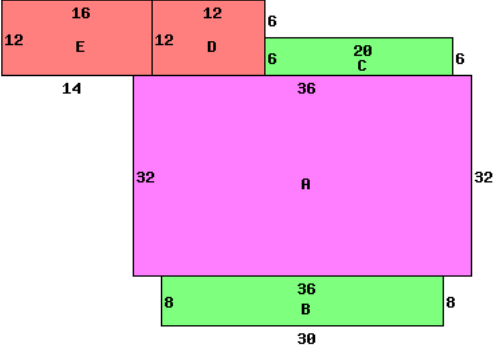
Tax Value:					
Land 35%	7910	11100	11100	11100	11100
Bldg 35%	41530	49690	49690	49690	49690
Totl 35%	49440t	60790t	60790t	60790t	60790t
Hmstd35%					
Owner 0c					
Hmstd RB					
Net Tax	2260.62	2433.36	2578.12	2560.70	
Sp-Asmnt	22.53	39.61	55.96	55.96	

SHB+ 2 B	CONS F	TYPE M	FACT	SQ-FT 1152	VALUE 7200	a	*MAIN
	OFF	P		240	4800	b	PORCH
1	EFP	P		120		c	PORCH
1	F/C	A		144		d	ADDTN
	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	1WD	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	Sq-Ft	Value
Story Height 2			
Floor Level			
Main	FRAME	1488	117120
Full Upper	FRAME	1152	61300
Basement		544	10380
Subtotal			188800
Shingle	Roof		
B 1 2 U A	HIP		
P P			
Plaster/Drywall	Air Conditioning		4670
Unfinished Wall	Extra Features		12000
Floor/Pine	Total Value		205470
Floor/Carpet			
Floor/Concrete	PUB ELECTRIC		
Floor/Tile-Lino	PUB GAS		
Number of Rooms	PRIV WATER		
Bedrooms	PRIV SEWER		
	PUB PAVED ST/RD		
Central Heat			
FORCED AIR	Neighborhood:		
Central A/C	Code:		400
Plumbing	Dwl/Gar/NC%		1.2500
Standard			
1			

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F	2640		Rate		Cond	Value	Dpr	Dpr	Value
2 Flat Barn		36X56	2016		C	1930AV	205470	.55	.50	115580
3 Grain Bin	*PP	27X22	594		D	1920AV	19350	.80		1940
4 Lean-To		26X44	1144		C	1971FR	0			0
5 Garage		24X27	648		C	1930AV	9150	.65		3200
6 Grain Bin	*PP	21X18	378		C	1983VG	15550	.55		8750
7 Shop-Stud		36X64	2304		C	1970FR	0			0
						1983AV	35710	.65		12500
										ELECTRIC
	acres/	effective	depth	depth	actual	effective	extended	true		
homesite	frontage	frontage	depth	factor	rate	rate	value	value		
small acreage	1.0000				15000	15000	15000	15000		
road	4.2400				5000	3940	16710	16710		
	.8800									