

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		
	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%					
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	

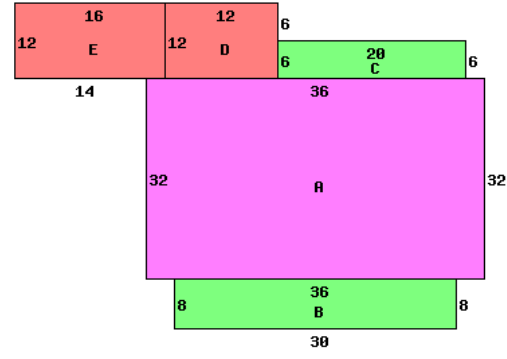
2026	DJ WAGNER ACRES LLC AND	2025-10-10			
	13482 SR 31		3WD		
	KENTON OH 43326				

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

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