BUCK TWP
KENTON SD 00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-090037.0000 RES
K32 2026

sale

2023 SCHARF FARM LLC THE	2015-07-29	
2024 SCHARF FARM LLC THE	2015-07-29	
2025 SCHARF FARM LLC THE	2015-07-29	
2026 SCHARF FARM LLC THE	2015-07-29 10040 10292 6.116A	
13482 SR 31	1WD	
	$135,000	
KENTON OH 43326		

2027 DJ WAGNER ACRES LLC AND	2025-10-10	
13482 SR 31	3WD	
KENTON OH 43326		

Eff Rate:– 43.46 — 45.84 — 45.54 — 45.54 — a/r

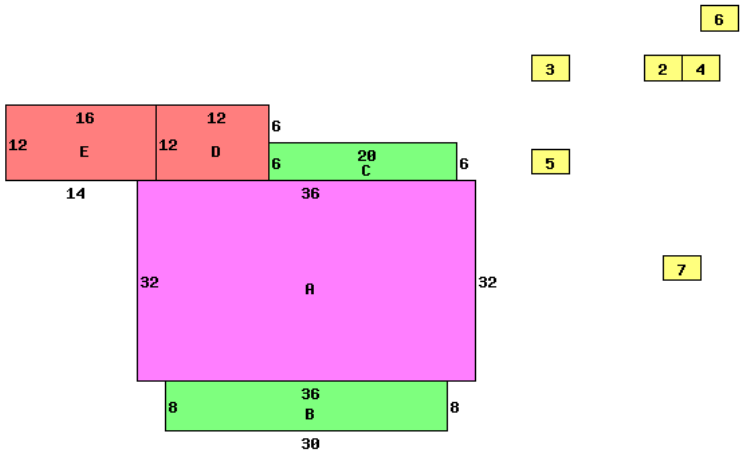
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	6.1200	6.1200	6.1200	6.1200	6.1200			
Land100%	31710	31710	31710	31710		31710	33970	33960
Bldg100%	141970	141970	141970	141970		141970	196660	196670
Totl100%	173690t	173690t	173690t	173690t		173690t	230630t	230630t
Cauv100%								
Tax Value:								
Land 35%	11100	11100	11100	11100		11100	11890	11890
Bldg 35%	49690	49690	49690	49690		49690	68830	68830
Totl 35%	60790t	60790t	60790t	60790t		60790t	80720t	80720t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2433.36	2578.12	2560.70	2560.70	2560.70			
Sp-Asmnt	39.61	55.96	55.96	55.96				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		1152		a	*MAIN
	OFP	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	1WD	135000	20510	100890
39	0	1988-01-19		*	0	0	67600

Year	Land	Bldg	Total	Net Tax
2022	7910	41530	49440	2260.62
2021	7910	41530	49440	2268.90

project		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	HIP		

	B	1	2	U	A
Plaster/Drywall		P	P		
Unfinished Wall	X				
Floor/Pine			X		
Floor/Carpet		X	X		
Floor/Concrete	X				
Floor/Tile-Lino		L			
Number of Rooms		1	5	4	
Bedrooms			1	2	
Central Heat			A		
FORCED AIR					
Central A/C			A		
Plumbing					
Standard		1			

Air Conditioning	4670
Extra Features	12000
Total Value	205470
PUB ELECTRIC	
PUB GAS	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Neighborhood:	
Code:	400
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	2 B F		2640		C	1930AV	205470	.55		166430	
2	Flat Barn		36X56	2016		D	1920AV	19350	.80	.50	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		12600	
6	Grain Bin	*PP	21X18	378		C	1970FR	0			0	
7	Shop-Stud		36X64	2304		C	1983AV	35710	.65		12500	ELECTRIC

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	4.2400				5000	3940	16710	16710
road	.8800							

Call Back: Sign: PSN Date: 2015-07-16 Lister: