

BUCK TWP  
KENTON SD

00040

Hardin County, Ohio  
Michael T. Bacon, Auditor

04-120014.0000  
I31

AGR  
2025

sale

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

2022 ELSASSER HAL E ETAL	2011-03-21
2023 ELSASSER HAL E ETAL	2011-03-21
2024 HUTCHINSON PAUL A & M	2023-02-10
2025 HUTCHINSON PAUL A & MAR CR 175	2023-02-10 10030 79.498A 2WD \$844,950

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	199	199	199	199	199
Acres	80.0000	79.4980	79.4980	79.4980	
Land100%	421740	457570	457570	457570	457570
Bldg100%	4490	6740	6740	6740	6740
Totl100%	426230t	464310t	464310t	464310t	464310t
Cauv100%	104200	205110	205110	205110	205110
Tax Value:					
Land 35%	36470	71790	71790	71790	160150
Bldg 35%	1570	2360	2360	2360	2360
Totl 35%	38040t	74150t	74150t	74150t	162510t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1739.36	2968.14	3144.72	3123.48	
Cauv Sav	5081.84	3536.94	3747.36	3722.06	
Sp-Asmnt	93.75	144.23	168.44	168.44	

041200410000 40.746a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
62	2	2023-02-10	HUTCHINSON PAUL A & MARIA	2WD	844950	421740	4490
18	3	2023-01-18	ELSASSER HAL E ETAL	3CT *	0	421740	4490
103	2	2011-03-21	ELSASSER HAL E ETAL	2AF *	0	172690	4540
404	0	1987-05-22		*	0	0	214290

Year	Land	Bldg	Total	Net Tax
2021	36470	1570	38040	1745.74
2020	36470	1570	38040	1511.40

Project  
902 MAIN DISTRICT CONSERVANCY XA/2025  
172 LINKE #963 XA/2025

ben acres / % factor

1

2

13758 CR 175 43326

Neighborhood:  
Code: 400  
Dwl/Gar/NC% 1.2500

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value	
1 Pole Build		30X78	2340		C	1963FR		22460	.70		6740	1 SIDE OPN
2 Grain Bin	*PP	0 30X20	600		C	1970FR		0			0	
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv						
C 1	BOA BLOUNT SILT LOAM 0-	23.8794	6030	143990	2660	63520						
C 2	BOB BLOUNT SILT LOAM, 2	18.2422	5770	105260	2360	43050						
C 14	GWB GLYNWOOD SILT LOAM	2.6700	5400	14420	1750	4670						
C 16	GVC2 GLYNWOOD CLAY LOAM	6.1998	4750	29450	1050	6510						
C 39	PM PEWAMO SILTY CLAY L	23.8130	6490	154550	3560	84770						
W 1	BOA BLOUNT SILT LOAM 0-	1.4766	3610	5330	770	1140						
W 39	PM PEWAMO SILTY CLAY L	.7999	5370	4300	1670	1340						
C 51	WSTL WASTE LAND	2.2500	120	270	50	110						
980	ROAD ROAD	.1671										

79.498 457570 (100%) 205110 CAUV # 4048  
160150 ( 35%) 71790

Call Back: Sign: PSN Date: 2015-08-05 Lister: 04-120014.0000-v082020R