

BUCK TWP
RIDGEMONT SD

00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-150003.0000
G40

AGR
2024

sale

2021	MCCLAREN THOMAS D & N	2010-09-24		
2022	MCCLAREN THOMAS D & N	2010-09-24		
2023	MCCLAREN THOMAS D & N	2010-09-24		
2024	MCCLAREN THOMAS D & NAN TR 265	2010-09-24	10061 92.001A	
		1CT		
		\$0		

Eff Rate:-	47.72	46.89	39.00	41.37	a/r	
Tax Year	2021	2022	2023	2024		CAMA
Prop Cls	111	111	111	110		110
Acres	95.8900	95.8900	95.8900	92.0010		
Land100%	475030	475030	520370	494200		494190
Bldg100%	66800	66800		0		
Totl100%	541830t	541830t	520370t	494200t		494190t
Cauv100%	118110	118110	212890	212860		212870
Tax Value:						
Land 35%	41340	41340	74510	74500		172970
Bldg 35%	23380	23380				0
Totl 35%	64720t	64720t	74510t	74500t		172970t
Hmstd35%						
Owner 0c						
Hmstd RB						
Net Tax	2815.10	2766.40	2645.28	2822.28		
Cauv Sav	5433.64	5339.64	3820.72	3730.32		
Sp-Asmnt	87.12	87.11	44.29	62.96		

2025 MCCLAREN KENNETH D ETAL
TR 265

2024-11-15
9CT

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
499	9	2024-11-15	MCCLAREN KENNETH D ETAL	9CT *	0	520370	0
498	9	2024-11-15	MCCLAREN KENNETH D ETAL	9CT *	0	520370	0
371	1	2010-09-24	MCCLAREN THOMAS D & NANCY	1CT *	0	198510	45800
362	1	2010-09-22	MCCLAREN THOMAS D	1CT *	0	198510	45800
753	1	1988-09-09		1UN *	0	0	94630
31	0	1988-01-14			0	0	94630

Year	Land	Bldg	Total	Net Tax
2020	41340	23380	64720	2819.60
2019	68730	19250	87980	3474.04

p r o j e c t		ben acres		/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2024			
152	ELSASSER - SCIO TO RIVER DIST	XA/2024			

TR 265 43326

PUB ELECTRIC
PRIV WATER
PRIV SEWER
PUB PAVED ST/RD
Topo: ROLLING

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

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 2	BOB BLOUNT SILT LOAM, 2	31.1231	5770	179580	2360	73450
C 8	EE EEL SILT LOAM, OCCA	4.9999	5550	27750	2460	12300
C 14	GWB GLYNWOOD SILT LOAM	4.2330	5400	22860	1750	7410
C 16	GYC2 GLYNWOOD CLAY LOAM	7.8413	4750	37250	1050	8230
C 39	PM PEWAMO SILTY CLAY L	27.9439	6490	181360	3560	99480
W 2	BOB BLOUNT SILT LOAM, 2	3.7043	3130	11590	470	1740
W 8	EE EEL SILT LOAM, OCCA	.9020	3990	3600	1460	1320
W 16	GYC2 GLYNWOOD CLAY LOAM	2.2192	1460	3240	230	510
W 39	PM PEWAMO SILTY CLAY L	4.9415	5370	26540	1670	8250
980	ROAD ROAD	.5928				
C 51	WSTL WASTE LAND	3.5000	120	420	50	180
0		.0000				

92.001 494190 (100%) 212870 CAUV # 4669
172970 (35%) 74500

Call Back: Sign: PSN Date: 2015-07-30 Lister: 05-150003.0000-v082020R