

BUCK TWP
RIDGEMONT SD

00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-150003.0000
G40

AGR
2025

sale

Eff Rate:- 46.89 — 39.00 — 41.37 — 41.16 — a/r

2022 MCCLAREN THOMAS D & N	2010-09-24		
2023 MCCLAREN THOMAS D & N	2010-09-24		
2024 MCCLAREN THOMAS D & N	2010-09-24		
2025 MCCLAREN KENNETH D ETAL	2024-11-15	10061	92.001A
TR 265	9CT		
	\$0		

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	110	110	110
Acres	95.8900	95.8900	92.0010	92.0010	
Land100%	475030	520370	494200	494200	494190
Bldg100%	66800				0
Totl100%	541830t	520370t	494200t	494200t	494190t
Cauv100%	118110	212890	212860	212860	212870
Tax Value:					
Land 35%	41340	74510	74500	74500	172970
Bldg 35%	23380				0
Totl 35%	64720t	74510t	74500t	74500t	172970t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2766.40	2645.28	2822.28	2807.18	
Cauv Sav	5339.64	3820.72	3730.32	3710.40	
Sp-Asmnt	87.11	44.29	62.96	62.96	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
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	MCCLAREN THOMAS D	1UN *	0	0	94630
31	0	1988-01-14		*	0	0	94630

Year	Land	Bldg	Total	Net Tax
2021	41340	23380	64720	2815.10
2020	41340	23380	64720	2819.60

Project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
152 ELSASSER - SCIOTO RIVER DIST			XA/2025

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	GVC2 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	GVC2 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