

DUDLEY TWP
RIDGEMONT SD

00110

Hardin County, Ohio
Michael T. Bacon, Auditor

12-080012.0000
H14

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 245	2010-09-24 9957 72.758A		
	3CT		
	\$0		

Eff Rate:- 49.21 — 48.25 — 41.25 — 43.62 — a/r

Tax Year	2021	2022	2023	2024	CAMA
Prop Cls	111	111	111	110	110
Acres	75.7600	75.7600	75.7600	72.7580	
Land100%	390910	390910	428460	404310	404320
Bldg100%	72200	72200		0	
Totl100%	463110t	463110t	428460t	404310t	404320t
Cauv100%	87110	87110	162460	162430	162440
Tax Value:					
Land 35%	30490	30490	56860	56850	141510
Bldg 35%	25270	25270			0
Totl 35%	55760t	55760t	56860t	56850t	141510t
Hmstd35%					
Owner 0c					
Hmstd RB					
Net Tax	2505.72	2456.50	2144.94	2279.32	
Cauv Sav	4778.16	4684.40	3512.00	3394.32	
Sp-Asmnt	121.96	84.61	51.73	51.73	

2025 MCCLAREN KENNETH D ETAL
TR 245

2024-11-15
9CT

120800450000 35.02a									
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg		
499	9	2024-11-15	MCCLAREN KENNETH D ETAL	9CT *	0	428460	0		
498	9	2024-11-15	MCCLAREN KENNETH D ETAL	9CT *	0	428460	0		
370	3	2010-09-24	MCCLAREN THOMAS D & NANCY	3CT *	0	163740	34510		
363	3	2010-09-22	MCCLAREN THOMAS D	3CT *	0	163740	34510		
Year	Land	Bldg	Total	Net Tax					
2020	30490	25270	55760	2509.08					
2019	52450	20480	72930	2976.08					
p r o j e c t									
1	ASH RUN #889 - SCIOTO RIVER			XA/2024	ben acres	/	%	factor	
2	WILDCAT - SCIOTO RIVER			XA/2024					

TR 245

43340

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

Neighborhood:
Code: 1000
Dwl/Gar/NC% 1.1900

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	4.4255	6030	26690	2660	11770
C 2	BOB BLOUNT SILT LOAM, 2	36.9602	5770	213260	2360	87230
C 15	GYB2 GLYNWOOD CLAY LOAM	7.5043	5020	37670	1230	9230
C 19	KAB KENDALLVILLE SILT L	4.0225	5800	23330	2090	8410
C 39	PM PEWAMO SILTY CLAY L	9.9172	6490	64360	3560	35310
C 51	WSTL WASTE LAND	.5000	120	60	50	30
W 1	BOA BLOUNT SILT LOAM 0-	1.7711	3610	6390	770	1360
W 2	BOB BLOUNT SILT LOAM, 2	2.0645	3130	6460	470	970
W 19	KAB KENDALLVILLE SILT L	1.0201	3450	3520	1090	1110
W 39	PM PEWAMO SILTY CLAY L	4.2042	5370	22580	1670	7020
0		.0000				
980	ROAD ROAD	.3684				

72.758 404320 (100%) 162440 CAUV # 4669
141510 (35%) 56850

Call Back: Sign: PSN Date: 2015-02-25 Lister: 12-080012.0000-v082020R