DUDLEY TWP
RIDGEMONT SD 00110

Hardin County, Ohio
Michael T. Bacon, Auditor

12-080012.0000 AGR
H14 2026

sale

2023 MCCLAREN THOMAS D & N	2010-09-24			
2024 MCCLAREN THOMAS D & N	2010-09-24			
2025 MCCLAREN KENNETH D ET	2024-11-15			
2026 MCCLAREN KENNETH D ETAL	2024-11-15	9957	72.758A	
TR 245		9CT		
	$0			

Eff Rate:– 41.25 — 43.62 — 43.11 — 43.11 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	110	110	110	0	110	110	110
Acres	75.7600	72.7580	72.7580	72.7580	72.7580			
Land100%	428460	404310	404310	404310		404310	586400	586390
Bldg100%				0				
Totl100%	428460t	404310t	404310t	404310t		404310t	586400t	586390t
Cauv100%	162460	162430	162430	162430		404310	586400	146390
Tax Value:								
Land 35%	56860	56850	56850	56850		56850	51240	205240
Bldg 35%								0
Totl 35%	56860t	56850t	56850t	56850t		56850t	51240t	205240t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2144.94	2279.32	2251.36	2251.36	2251.36			
Cauv Sav	4684.40	3512.00	3394.32	3352.68				
Sp-Asmnt	51.73	51.73	51.73	51.73				

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
2022	30490	25270	55760	2456.50
2021	30490	25270	55760	2505.72

project		ben acres	/ %	factor
141 ASH RUN #889 - SCIOTO RIVER	XA/2025			
142 WILDCAT - SCIOTO RIVER	XA/2025			

TR 245 43340

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

Neighborhood:
Code: 1000
Dwl/Gar/NC% 1.6300

Tab #		S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	4.4255	8740	38680	2550	11290
C 2	BOB	BLOUNT SILT LOAM, 2	36.9602	8370	309360	2230	82420
C 15	GYB2	GLYNWOOD CLAY LOAM	7.5043	7280	54630	1110	8330
C 19	KAB	KENDALLVILLE SILT L	4.0225	8410	33830	1990	8010
C 39	PM	PEWAMO SILTY CLAY L	9.9172	9410	93320	3450	34210
C 51	WSTL	WASTE LAND	.5000	170	90	50	30
W 1	BOA	BLOUNT SILT LOAM 0-	1.7711	5230	9260	230	410
W 2	BOB	BLOUNT SILT LOAM, 2	2.0645	4540	9370	230	480
W 19	KAB	KENDALLVILLE SILT L	1.0201	5000	5100	230	240
W 39	PM	PEWAMO SILTY CLAY L	4.2042	7790	32750	230	970
980	ROAD	ROAD	.3684				
			72.758		586390	(100%)	146390
					205240	(35%)	51240

CAUV # 4669

Call Back: Sign: PSN Date: 2015-02-25 Lister:

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