LYNN TWP
KENTON SD 00250

Hardin County, Ohio
Michael T. Bacon, Auditor

26-130008.0000 AGR
K10 2025

sale

2022 P D & A FAMILY FARMS	2013-01-25	
2023 P D & A FAMILY FARMS	2013-01-25	
2024 P D & A FAMILY FARMS	2013-01-25	
2025 P D & A FAMILY FARMS LL	2013-01-25 10664	78.82A
9677 SR 67	5WD	
	$0	
KENTON OH 43326		

Eff Rate: – 49.68 — 43.90 — 46.27 — 45.98 — a/r

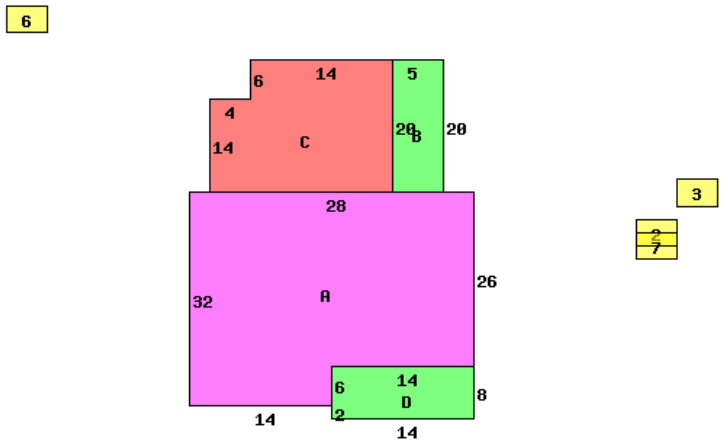
	2022	2023	2024	2025	CAMA
Tax Year					
Prop Cls	111	111	111	111	111
Acres	78.8200	78.8200	78.8200	78.8200	
Land100%	405460	444370	444370	444370	444380
Bldg100%	31600	6310	6310	6310	6320
Totl100%	437060t	450690t	450690t	450690t	450700t
Cauv100%	79110	174630	174630	174630	174640
Tax Value:					
Land 35%	27690	61120	61120	61120	155530
Bldg 35%	11060	2210	2210	2210	2210
Totl 35%	38750t	63330t	63330t	63330t	157750t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1775.22	2556.44	2707.22	2689.04	
Cauv Sav	5232.62	3811.02	4035.84	4008.70	
Sp-Asmnt	1092.98	1073.66	1105.12	1105.12	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		812		a	*MAIN
	EFP	P		100	4000	b	PORCH
1	F/C	A		336		c	ADDTN
	OFP	P		112	3360	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
26	5	2013-01-25	PD & A FAMILY FARMS LLC	5WD	*	0	234260	36600
607	5	2012-12-31	COMSTOCK DENNIS ETAL	5WD	*	0	234260	36600
418	1	2006-10-11	COMSTOCK GEORGIANNE TRUS	1WD	*	0	157740	54340
150	1	1997-03-25	COMSTOCK GEORGIANNE	1FD		105700	88110	35540
158	1	1996-04-25	COMSTOCK MYRON L	1QC	*	0	60910	32110
888	1	1988-10-31		1WD		84000	0	111230

Year	Land	Bldg	Total	Net Tax
2021	27690	11060	38750	1781.82
2020	27690	11060	38750	1543.08

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
154 RUHLEN - SCIOTO RIVER	XA/2025			
160 PADEN #903 - SCIOTO RIVER	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			
347 MEYER-SCIOTO RIVER	XA/2025			



9677 SR 67 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1148	105950
	Full Upper	FRAME	812	57640
	Basement		812	15180
	Subtotal			178770
Shingle	Roof	GABLE/HIP		

B 1 2 U A

Plaster/Drywall	X X	Extra Features	7360
Unfinished Wall	X	Total Value	186130
Floor/Pine	X X		
Floor/Tile-Lino	X	PUB ELECTRIC	
Number of Rooms	2 5 4	PUB GAS	
Bedrooms	1 3	PRIV WATER	
		PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR		Topo: ROLLING	
Plumbing			
Standard	1	Neighborhood:	
		Code:	2600
		Dwl/Gar/NC%	1.1100

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value	
1	DWELLING	2 B F		1960		C-	OLD/VP	167520	.85	.95	1390	
2	Bank Barn		40X64	2560		D	OLD/FR	24580	.70	.50	3690	
3	Shed	*SV 0	12X14	168			OLD/PR	200			200	
6	Grain Bin	*PP	14X14	196		C	OLD/FR	0			0	
7	Pole Build		30X36	1080		D	OLD/PR	8290	.75	.50	1040	1 SIDE OPN

Tab #	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 2	BOB	BLOUNT SILT LOAM, 2	45.3045	5770	261410	2360	106920
C 14	GWB	GLYNWOOD SILT LOAM	13.0173	5400	70290	1750	22780
C 15	GYB2	GLYNWOOD CLAY LOAM	14.4957	5020	72770	1230	17830
C 39	PM	PEWAMO SILTY CLAY L	3.0740	6490	19950	3560	10940
W 2	BOB	BLOUNT SILT LOAM, 2	.5612	3130	1760	470	260
W 15	GYB2	GLYNWOOD CLAY LOAM	.2551	1830	470	230	60
W 39	PM	PEWAMO SILTY CLAY L	.5078	5370	2730	1670	850
670	HSITE	HOMESITE	1.0000	15000	15000	15000	15000
980	ROAD	ROAD	.6044				
			78.82		444380	(100%)	174640
					155530	(35%)	61120

CAUV # 2292

Call Back: Sign: PSN Date: 2015-04-02 Lister: 26-130008.0000-v082020R