

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-360008.0000
A34

AGR
2025

sale

Eff Rate:- 49.60 — 43.46 — 45.84 — 45.76 — a/r

2022	MCCULLOUGH STEPHEN M	1989-06-09			
2023	MCCULLOUGH STEPHEN M	1989-06-09			
2024	GORMAN GLEN R ETAL TR	2023-12-21			
2025	MCCULLOUGH STEPHEN M & 17087 SR 309	2024-02-01	W 1/2 SW 1/4 S36	76.34A	1QC
	KENTON OH 43326	\$0			

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	76.3400	76.3400	76.3400	76.3400	
Land100%	408630	450890	450890	450890	450880
Bldg100%	349030	468140	468140	468140	468140
Totl100%	757660t	919030t	919030t	919030t	919020t
Cauv100%	95710	195660	195660	195660	195670
Tax Value:					
Land 35%	33500	68480	68480	68480	157810
Bldg 35%	122160	163850	163850	163850	163850
Totl 35%	155660t	232330t	232330t	232330t	321660t
Hmstd35%	8909		116380	116380	
Owner Oc	84.12	103.74		98.52	hmstd 6300 l 110080 b
Hmstd RB					
Net Tax	7049.18	9197.74	9854.78	9747.06	
Cauv Sav	5018.90	3576.38	3789.10	3785.60	
Sp-Asmnt	18.00	22.00	18.00	18.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F	M		1978			
	PAT	P		1800	5400	b	PORCH
1	F	A		1110		c	ADDTN
	F2	G		900	21600	d	GRAGE
	OFP	P		145	4350	e	PORCH
	F	G		900	21600	f	GRAGE
1	F/C	A		720		g	ADDTN

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
51	1	2024-02-01	MCCULLOUGH STEPHEN M & TE	1QC *	0	450890	468140
51	1	2023-12-21	GORMAN GLEN R ETAL TRUSTE	2QC *	0	450890	468140
458	1	1989-06-09		1WD	210000	0	258200

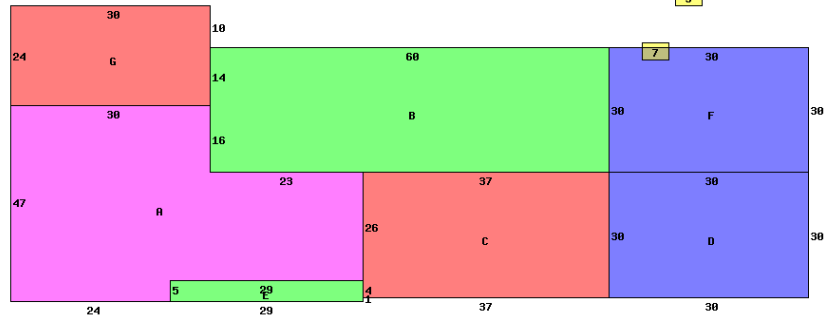
Year	Land	Bldg	Total	Net Tax
2021	33500	122160	155660	7075.66
2020	33500	122160	155660	6115.98

project	ben acres	/ %	factor
500 HARDIN COUNTY LANDFILL			XA/2025

6
4

9 8
2

5



17087 SR 309 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	3808 221250
	Basement		989 18450
	Subtotal		239700
Metal	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X	Fireplaces	2000
Panelled Wall	X	Air Conditioning	6660
Unfinished Wall	X	Plumbing	3500
Floor/Pine	X	Garages and Carports	43200
Floor/Carpet	X	Extra Features	9750
Number of Rooms	1 9	Total Value	304810
Bedrooms	3		
Fireplace		PRIV WATER	
Openings	1	PRIV SEWER	
Stacks	1	PUB PAVED ST/RD	
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	3300
Central A/C	A	Dwl/Gar/NC%	1.3400
Plumbing			
Standard	1		
Extra 3 Fixture	1		
Extra 2 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 B F		3808		C+	1973GD		335290	.30		314500
2 Shed		72X72	5184		C	1976GD		62210	.60		24880
3 Shed	1	100X70	7000		C	2010AV		84000	.40		50400
4 Pole Build			8344		C	1999AV		100130	.55		45060
5 Shed		10X16	160		D	1973AV		1540	.65		540
6 P	OFP		1256		D	1999AV		30140	.55		13560
7 Shed	*NV	8X16	0	1.28		OLD/		0			0
8 Lean-To		30X100	3000		C	2017AV		24000	.20		19200
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
C 2	BOB BLOUNT SILT LOAM, 2	34.8046	5770	200820	2360	82140					
C 14	GWB GLYNWOOD SILT LOAM	11.8527	5400	64000	1750	20740					
C 15	GYB2 GLYNWOOD CLAY LOAM	4.3029	5020	21600	1230	5290					
C 16	GYC2 GLYNWOOD CLAY LOAM	4.0852	4750	19400	1050	4290					
C 26	MF MILFORD SILTY CLAY	11.9761	6900	82640	3800	45510					
C 39	PM PEWAMO SILTY CLAY L	4.5864	6490	29770	3560	16330					
W 2	BOB BLOUNT SILT LOAM, 2	2.5153	3130	7870	470	1180					
W 26	MF MILFORD SILTY CLAY	.6508	5740	3740	1910	1240					
W 39	PM PEWAMO SILTY CLAY L	.5660	5370	3040	1670	950					
671	HSITE HOMESITE	1.0000	18000	18000	18000	18000					
		76.34		450880	(100%)	195670				CAUV #	4604
				157810	(35%)	68480					

Call Back:

Sign: PSN Date: 2015-11-12 Lister:

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