PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-360008.0000 AGR
A34 2026

sale

2023 MCCULLOUGH STEPHEN M	1989-06-09	
2024 GORMAN GLEN R ETAL TR	2023-12-21	
2025 MCCULLOUGH STEPHEN M	2024-02-01	
2026 MCCULLOUGH STEPHEN M &	2024-02-01 W 1/2 SW 1/4 S36	76.34A
17087 SR 309	1QC	
	$0	
KENTON OH 43326		

Eff Rate: – 43.46 — 45.84 — 45.76 — 45.76 — a/r

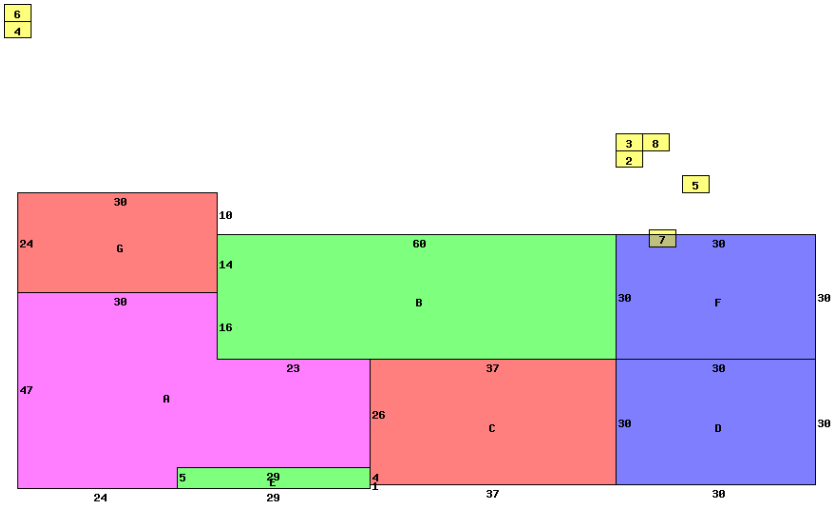
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	76.3400	76.3400	76.3400	76.3400	76.3400			
Land100%	450890	450890	450890	450890		450890	653970	653980
Bldg100%	468140	468140	468140	468140		468140	552630	552640
Totl100%	919030t	919030t	919030t	919030t		919030t	1206600t	1206620t
Cauv100%	195660	195660	195660	195660		450890	653970	192110
Tax Value:								
Land 35%	68480	68480	68480	68480		68480	67240	228890
Bldg 35%	163850	163850	163850	163850		163850	193420	193420
Totl 35%	232330t	232330t	232330t	232330t		232330t	260660t	422320t
Hmstd35%		116380	116380	116380		116380	148790	
Owner Oc	103.74		98.52	98.52	98.52	hmstd 6300 l	110080 b	
Hmstd RB								
Net Tax	9197.74	9854.78	9747.06	9747.06	9747.06			
Cauv Sav	5018.90	3576.38	3789.10	3785.60				
Sp-Asmnt	22.00	18.00	18.00	18.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1978		a	*MAIN
	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:bldg
51	1	2024-02-01	MCCULLOUGH STEPHEN M & TE	1QC	*	0	450890	468140
551	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
2022	33500	122160	155660	7049.18
2021	33500	122160	155660	7075.66

p r o j e c t		ben acres	/ %	factor
500 HARDIN COUNTY LANDFILL	XA/2025			



17087 SR 309 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
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		
		PRIV WATER	
Fireplace		PRIV SEWER	
Openings	1	PUB PAVED ST/RD	
Stacks	1		
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	3300
Central A/C	A	Dwl/Gar/NC%	1.7000
Plumbing			
Standard	1		
Extra 3 Fixture	1		
Extra 2 Fixture	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	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		399000
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	8370	291310	2230	77610
C	14	GWB	GLYNWOOD SILT LOAM	11.8527	7830	92810	1630	19320
C	15	GYB2	GLYNWOOD CLAY LOAM	4.3029	7280	31330	1110	4780
C	16	GYC2	GLYNWOOD CLAY LOAM	4.0852	6890	28150	870	3550
C	26	MF	MILFORD SILTY CLAY	11.9761	10010	119880	3680	44070
C	39	PM	PEWAMO SILTY CLAY L	4.5864	9410	43160	3450	15820
W	2	BOB	BLOUNT SILT LOAM, 2	2.5153	4540	11420	230	580
W	26	MF	MILFORD SILTY CLAY	.6508	8320	5410	230	150
W	39	PM	PEWAMO SILTY CLAY L	.5660	7790	4410	230	130
	671	HSITE	HOMESITE	1.0000	26100	26100	26100	26100
				76.34		653980	(100%)	192110
						228890	(35%)	67240

CAUV # 4604

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

33-360008.0000-v082020R