

sale

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	

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

Tax Year	2022	2023	2024	2025	2025	
Prop Cls	111	111	111	111	111	CAMA 111
Acres	76.3400	76.3400	76.3400	76.3400	76.3400	
Land100%	408630	450890	450890	450890	195660	450880
Bldg100%	349030	468140	468140	468140	468140	552640
Totl100%	757660t	919030t	919030t	919030t	663800t	1003520t
Cauv100%	95710	195660	195660	195660		195670
Tax Value:						
Land 35%	33500	68480	68480	68480	68480	157810
Bldg 35%	122160	163850	163850	163850	163850	193420
Totl 35%	155660t	232330t	232330t	232330t	232330t	351230t
Hmstd35%	89090		116380	116380	116380	
Owner 0c	84.12	103.74		98.52	98.52	hmstd 6300 l 110080 b
Hmstd RB						
Net Tax	7049.18	9197.74	9854.78	9747.06	9747.06	
Cauv Sav	5018.90	3576.38	3789.10	3785.60		
Sp-Asmnt	18.00	22.00	18.00	18.00		

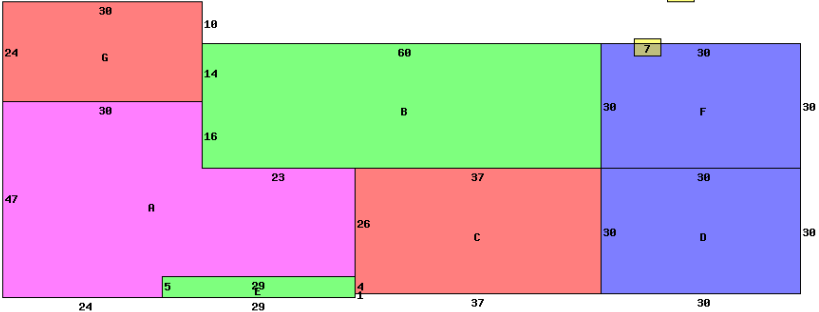
SHB+ 1 B	CONS F PAT	TYPE M P A	FACT	SQ-FT 1978 1800 1110	VALUE 5400	a b c d e f g	*MAIN PORCH ADDTN GRAGE PORCH GRAGE ADDTN
1	F2 OFP	G P G		900 145 900	21600 4350 21600		
1	F/C	A		720			

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
551	1	2024-02-01	MCCULLOUGH STEPHEN M & TE	1QC *	0	450890	468140
458	1	2023-12-21	GORMAN GLEN R ETAL TRUSTE	2QC *	0	450890	468140
		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

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

6
4



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%	1.7000
Plumbing			
Standard	1		
Extra 3 Fixture	1		
Extra 2 Fixture	1		

	Bldg	Type	SHB+Cons	DixHt	Area	Unit		Blt/Renov	Replace	Phy	Fnc	True
				FtxFt		Rate	Grade	Cond	Value	Dpr	Dpr	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		5770	200820	2360		82140
C 14	GBW		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 157810 (100%) 195670 CAUV # 4604 (35%) 68480