

TAYLOR CREEK TWP
KENTON SD

00370

Hardin County, Ohio
Michael T. Bacon, Auditor

39-090003.0000
F36

AGR
2025

sale

2022	PATTON SUZANNE MCELRE	2005-10-31	
2023	PATTON SUZANNE MCELRE	2005-10-31	
2024	PATTON SUZANNE MCELRE	2005-10-31	
2025	PATTON SUZANNE MCELREE	2024-09-05	10026 170.00A
	9458 CR 180	7CT	SEE PCL 39-090003.0001
	KENTON OH 43326	\$0	REST OF SPECIAL ASSESSMEN

Eff Rate:- 47.91 — 42.29 — 42.67 — 42.67 — a/r

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	170.0000	170.0000	170.0000	170.0000	
Land100%	918230	1004660	1004660	1004660	1004670
Bldg100%	67000	80970	80970	80970	80960
Totl100%	985230t	1085630t	1085630t	1085630t	1085630t
Cauv100%	236910	465140	465140	465140	465150
Tax Value:					
Land 35%	82920	162800	162800	162800	351630
Bldg 35%	23450	28340	28340	28340	28340
Totl 35%	106370t	191140t	191140t	191140t	379970t
Hmstd35%					
Owner 0c					
Hmstd RB					
Net Tax	4687.56	7418.30	7491.08		
	10508.56	7328.64	7400.54		
Sp-Asmnt	161.56	275.52	284.06		

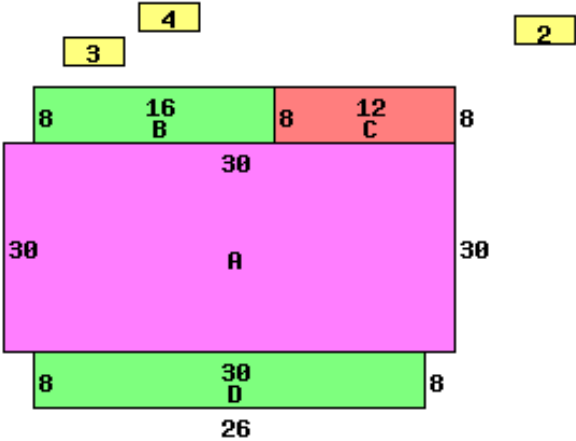
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		900		b	PORCH
	OP	P		128	3840	c	ADDTN
1	F/C	A		96		d	PORCH
	OFF	P		208	6240		

#: 4, L/W
390900040000 120.00a

Sale#	#d	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
399	7	2024-09-05	PATTON SUZANNE MCELREE	7CT *	0	1004660	80970
415	5	2005-10-31	PATTON SUZANNE MCELREE	5CT *	0	283110	40490
267	15	2005-07-25	PATTON SUZANNE M ETAL	15 *	0	283110	40490
160	16	2005-05-06	PATTON SUZANNE M ETAL	16 *	0	283110	40490

Year	Land	Bldg	Total	Net Tax
2021	82920	23450	106370	4653.10
2020	82920	23450	106370	3997.76

Project	ben acres	/ %	factor
102 SHICK - LITTLE MIAMI			XA/2025
227 REED #979 - LITTLE MIAMI			XA/2025
259 MCKIRAHAN DITCH #1017 - SCIO			XA/2025
278 LILES - LITTLE MIAMI			XA/2025
902 MAIN DISTRICT CONSERVANCY			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
653 LOWE-SCIOTO RIVER			XA/2025
279 SILVER CREEK - SCIOTO RIVER			XA/2025



9458 CR 180 43326

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	2	Sq-Ft Value
Floor Level		
	Main	FRAME
	Full Upper	FRAME
	Basement	
	Subtotal	
Shingle	Roof	HIP
Plaster/Drywall	X X	Extra Features
Unfinished Wall	X	Total Value
Floor/Pine	X X	
Floor/Carpet	X	PUB ELECTRIC
Floor/Tile-Lino	X	PRIV WATER
Number of Rooms	8	PRIV SEWER
Bedrooms	5	PUB PAVED ST/RD
		Topo: ROLLING
Central Heat	A	Neighborhood:
FORCED AIR		Code:
Plumbing		
Standard	1	Dwl/Gar/NC%

	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		1896			1915FR	173610	.65		74740	1 SIDE OPN
2	Pole Build		36X60	2160			OLD/FR	20740	.70		6220	
3	Shed	*NV	0 22X32	704			OLD/VP	0			0	
4	CRIB/GRNY	*NV		0			OLD/VP	0			0	
Tab #	S O I L			Acres		Mkt/Ac	Market	Au/Ac	Cauv			
C 1	BOA	BLOUNT SILT LOAM 0-		3.7730		6030	22750	2660	10040			
C 2	BOB	BLOUNT SILT LOAM, 2		72.2488		5770	416880	2360	170510			
C 14	GWB	GLYNWOOD SILT LOAM		3.6285		5400	19590	1750	6350			
C 15	GYB2	GLYNWOOD CLAY LOAM		4.4586		5020	22380	1230	5480			
C 16	GYC2	GLYNWOOD CLAY LOAM		2.7783		4750	13200	1050	2920			
C 28	MO	MONTGOMERY SILTY CL		4.7443		5880	27900	3000	14230			
C 37	OT	OLENTANGY SILT LOAM		2.2938		4750	10900	1440	3300			
C 39	PM	PEWAMO SILTY CLAY L		63.1176		6490	409630	3560	224700			
W 1	BOA	BLOUNT SILT LOAM 0-		2.7556		3610	9950	770	2120			
W 2	BOB	BLOUNT SILT LOAM, 2		1.6865		3130	5280	470	790			
W 28	MO	MONTGOMERY SILTY CL		.0067		4760	30	1560	10			
W 39	PM	PEWAMO SILTY CLAY L		5.8024		5370	31160	1670	9690			
C 51	WSTL	WASTE LAND		.1890		120	20	50	10			
670	HSITE	HOMESITE		1.0000		15000	15000	15000	15000			
980	ROAD	ROAD		1.5169								

170 1004670 (100%) 465150 CAUV # 1435
351630 (35%) 162800

Call Back: Sign: PSN Date: 2014-11-11 Lister: 39-090003.0000-v082020R