

TAYLOR CREEK TWP  
KENTON SD

00370

Hardin County, Ohio  
Michael T. Bacon, Auditor

39-090003.0000  
F36

AGR  
2025

sale

Eff Rate:- 47.91 — 42.29 — 42.67 — 41.81 — a/r

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 ASSESMEN

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 Oc					
Hmstd RB					
Net Tax	4687.56	7418.30	7491.08	7333.44	
Cauv Sav	10508.56	7328.64	7400.54	7244.84	
Sp-Asmnt	161.56	275.52	284.06	280.63	

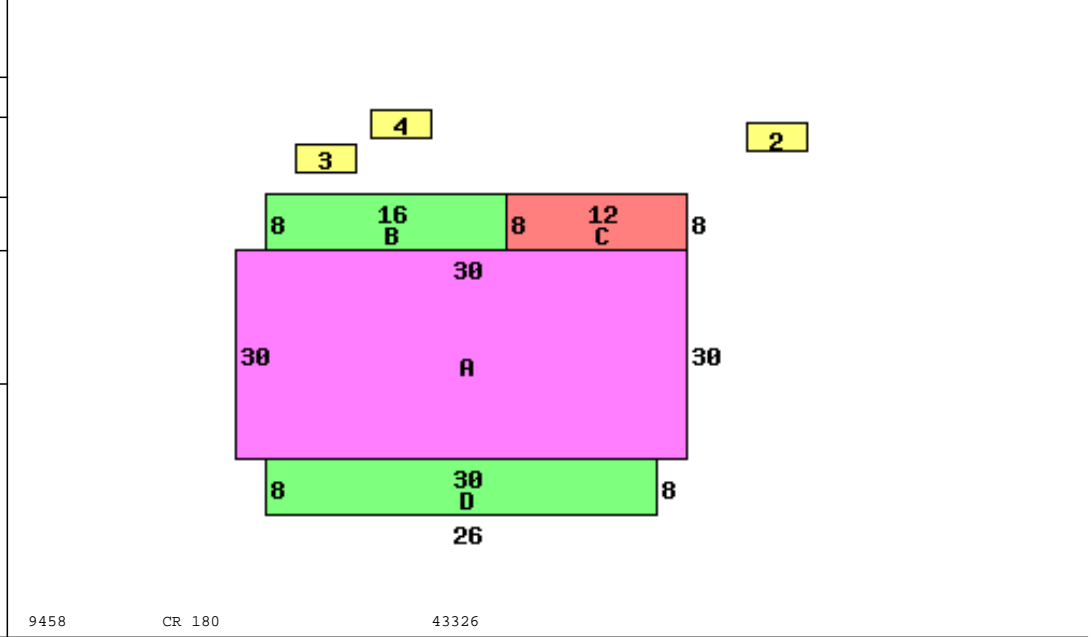
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		900			
	OP	P		128	3840		b PORCH
1	F/C	A		96			c ADDIN
	OFF	P		208	6240		d PORCH

#: 4, L/W  
390900040000 120.00a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
399	7	2024-09-05	PATTON SUZANNE MCELREE	ET 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 996 104560
	Full Upper	FRAME 900 61450
	Basement	900 16810
	Subtotal	182820
Shingle	Roof	HIP
Plaster/Drywall	X X	Extra Features 10080
Unfinished Wall	X	Total Value 192900
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
Central Heat	A	Topo: ROLLING
FORCED AIR		Neighborhood:
Plumbing		Code: 3900
Standard	1	Dwl/Gar/NC% 1.2300

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 B F	1896			C-	1915FR		173610	.65		74740
2 Pole Build		36X60	2160		C	OLD/FR		20740	.70		6220 1 SIDE OPN
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