TAYLOR CREEK TWP
KENTON SD 00370

Hardin County, Ohio
Michael T. Bacon, Auditor

39-090003.0000 AGR
F36 2026

sale

2023	PATTON SUZANNE MCELRE	2005-10-31
2024	PATTON SUZANNE MCELRE	2005-10-31
2025	PATTON SUZANNE MCELRE	2024-09-05
2026	PATTON SUZANNE MCELREE	2024-09-05 10026 170.00A
	9458 CR 180	7CT SEE PCL 39-090003.0001
		$0 REST OF SPECIAL ASSESSMEN
	KENTON OH 43326	

Eff Rate:– 42.29 — 42.67 — 41.81 — 41.81 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	170.0000	170.0000	170.0000	170.0000	170.0000			
Land100%	1004660	1004660	1004660	1004660		1004660	1457030	1457020
Bldg100%	80970	80970	80970	80970		80970	103430	103440
Totl100%	1085630t	1085630t	1085630t	1085630t		1085630t	1560460t	1560460t
Cauv100%	465140	465140	465140	465140		1004660	1457030	442530
Tax Value:								
Land 35%	162800	162800	162800	162800		162800	154890	509960
Bldg 35%	28340	28340	28340	28340		28340	36200	36200
Totl 35%	191140t	191140t	191140t	191140t		191140t	191090t	546160t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	7418.30	7491.08	7333.44	7333.44	7333.44			
Cauv Sav	10508.56	7328.64	7400.54	7244.84				
Sp-Asmnt	275.52	284.06	280.63	280.63				

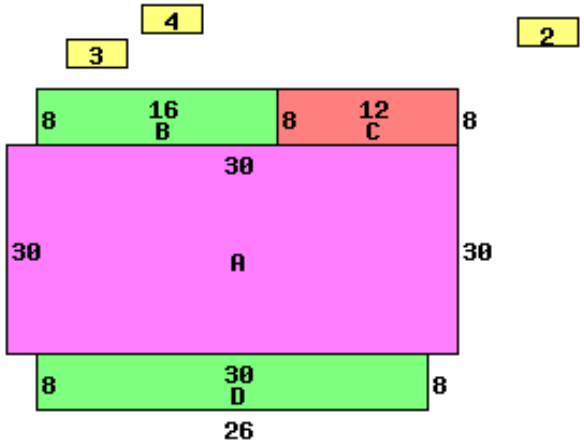
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		900		a	*MAIN
	OP	P		128	3840	b	PORCH
1	F/C	A		96		c	ADDTN
	OFP	P		208	6240	d	PORCH

#: 4, L/W
3909000040000 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
2022	82920	23450	106370	4687.56
2021	82920	23450	106370	4653.10

p r o j e c t		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		
279	SILVER CREEK - SCIOTO RIVER	XA/2025		



9458 CR 180 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	996	104560
	Full Upper	FRAME	900	61450
	Basement		900	16810
	Subtotal			182820
Shingle	Roof	HIP		

B 1 2 U A

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	
		Topo: ROLLING	
Central Heat	A		
FORCED AIR		Neighborhood:	
Plumbing		Code:	3900
Standard	1	Dwl/Gar/NC%	1.6000

	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		C-	1915FR	173610	.65		97220	
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	8740	32980	2550	9620
C	2	BOB	BLOUNT SILT LOAM, 2	72.2488	8370	604720	2230	161120
C	14	GWB	GLYNWOOD SILT LOAM	3.6285	7830	28410	1630	5920
C	15	GYB2	GLYNWOOD CLAY LOAM	4.4586	7280	32460	1110	4950
C	16	GYC2	GLYNWOOD CLAY LOAM	2.7783	6890	19140	870	2420
C	28	MO	MONTGOMERY SILTY CL	4.7443	8530	40470	2890	13710
C	37	OT	OLENTANGY SILT LOAM	2.2938	6890	15800	1270	2910
C	39	PM	PEWAMO SILTY CLAY L	63.1176	9410	593940	3450	217760
W	1	BOA	BLOUNT SILT LOAM 0-	2.7556	5230	14410	230	630
W	2	BOB	BLOUNT SILT LOAM, 2	1.6865	4540	7660	230	390
W	28	MO	MONTGOMERY SILTY CL	.0067	6900	50	230	
W	39	PM	PEWAMO SILTY CLAY L	5.8024	7790	45200	230	1340
C	51	WSTL	WASTE LAND	.1890	170	30	50	10
	670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
	980	ROAD	ROAD	1.5169				

	170	1457020	(100%)	442530
		509960	(35%)	154890

CAUV # 1435

Call Back: Sign: PSN Date: 2014-11-11 Lister:

39-090003.0000-v082020R