

Hardin County, Ohio
Michael T. Bacon, Auditor

39-090005.0000
F35

AGR
2025

00370

sale

2022	PHILLIPS DOUGLAS D	2008-12-22		
2023	PHILLIPS DOUGLAS D	2008-12-22		
2024	PHILLIPS DOUGLAS D	2008-12-22		
2025	PHILLIPS DOUGLAS D	2008-12-22	10026	90.00A
	TR 180	1SD		
		\$315,000		

Eff Rate:-	47.91	42.29	42.67	41.81	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	90.0000	90.0000	90.0000	90.0000	
Land100%	463370	506370	506370	506370	506380
Bldg100%				0	
Totl100%	463370t	506370t	506370t	506370t	506380t
Cauv100%	96260	206890	206890	206890	206880
Tax Value:					
Land 35%	33690	72410	72410	72410	177230
Bldg 35%					0
Totl 35%	33690t	72410t	72410t	72410t	177230t
Hmstd35%					
Owner 0c					
Hmstd RB					
Net Tax	1484.66	2810.30	2837.86	2778.16	
Cauv Sav	5662.36	4068.14	4108.06	4021.60	
Sp-Asmnt	66.84	118.20	144.51	156.61	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
620	1	2008-12-22	PHILLIPS DOUGLAS D	1SD	315000	186570	0
86	1	2005-02-03	JORDAN DOUGLAS J	1WD	90000	139340	0
27	1	2005-02-03	JORDAN DOUGLAS J &	1FD *	0	139340	0
240	1	2001-06-06	JORDAN DOUGLAS J	1AF *	0	130000	31690
411	1	1992-05-08		1QC *	0	0	99000
409	0	1986-06-06			0	0	186600

Year	Land	Bldg	Total	Net Tax
2021	33690	0	33690	1473.74
2020	33690	0	33690	1266.18

p r o j e c t	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
102 SHICK - LITTLE MIAMI			XA/2025
227 REED #979 - LITTLE MIAMI			XA/2025
279 SILVER CREEK - SCIOTO RIVER			XA/2025
364 LOWE-SCIOTO RIVER			XA/2025

TR 180

43326

PUB ELECTRIC
PRIV WATER
PRIV SEWER
PUB PAVED ST/RD
Topo: ROLLING

Neighborhood:
Code: 3900
Dwl/Gar/NC% 1.2300

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 2	BOB BLOUNT SILT LOAM, 2	49.0240	5770	282870	2360	115700
C 14	GWB GLYNWOOD SILT LOAM	2.3999	5400	12960	1750	4200
C 15	GYB2 GLYNWOOD CLAY LOAM	8.5986	5020	43160	1230	10580
C 16	GYC2 GLYNWOOD CLAY LOAM	6.1676	4750	29300	1050	6480
C 39	PM PEWAMO SILTY CLAY L	16.6067	6490	107780	3560	59120
W 2	BOB BLOUNT SILT LOAM, 2	1.7703	3130	5540	470	830
W 39	PM PEWAMO SILTY CLAY L	2.0069	5370	10780	1670	3350
980	ROAD ROAD	1.1260				
C 2	BOB BLOUNT SILT LOAM, 2	1.3019	5770	7510	2360	3070
C 39	PM PEWAMO SILTY CLAY L	.9981	6490	6480	3560	3550

90	506380	(100%)	206880	CAUV # 2826
177230	177230	(35%)	72410	

Call Back: Sign: PSN Date: 2014-11-11 Lister: 39-090005.0000-v082020R