TAYLOR CREEK TWP
KENTON SD 00370

Hardin County, Ohio
Michael T. Bacon, Auditor

39-090005.0000 AGR
F35 2026

sale

2023 PHILLIPS DOUGLAS D	2008-12-22	
2024 PHILLIPS DOUGLAS D	2008-12-22	
2025 PHILLIPS DOUGLAS D	2008-12-22	
2026 PHILLIPS DOUGLAS D	2008-12-22 10026	90.00A
TR 180	1SD	
	$315,000	

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	110	110	110	110	0	110	110	110
Acres	90.0000	90.0000	90.0000	90.0000	90.0000			
Land100%	506370	506370	506370	506370		506370	734430	734440
Bldg100%				0				
Totl100%	506370t	506370t	506370t	506370t		506370t	734430t	734440t
Cauv100%	206890	206890	206890	206890		506370	734430	192640
Tax Value:								
Land 35%	72410	72410	72410	72410		72410	67420	257050
Bldg 35%								0
Totl 35%	72410t	72410t	72410t	72410t		72410t	67420t	257050t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2810.30	2837.86	2778.16	2778.16	2778.16			
Cauv Sav	5662.36	4068.14	4108.06	4021.60				
Sp-Asmnt	118.20	144.51	156.61	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
2022	33690	0	33690	1484.66
2021	33690	0	33690	1473.74

project			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% 1.6000

Tab #		S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 2	BOB	BLOUNT SILT LOAM, 2	49.0240	8370	410330	2230	109320
C 14	GWB	GLYNWOOD SILT LOAM	2.3999	7830	18790	1630	3910
C 15	GYB2	GLYNWOOD CLAY LOAM	8.5986	7280	62600	1110	9540
C 16	GYC2	GLYNWOOD CLAY LOAM	6.1676	6890	42490	870	5370
C 39	PM	PEWAMO SILTY CLAY L	16.6067	9410	156270	3450	57290
W 2	BOB	BLOUNT SILT LOAM, 2	1.7703	4540	8040	230	410
W 39	PM	PEWAMO SILTY CLAY L	2.0069	7790	15630	230	460
980	ROAD	ROAD	1.1260				
C 2	BOB	BLOUNT SILT LOAM, 2	1.3019	8370	10900	2230	2900
C 39	PM	PEWAMO SILTY CLAY L	.9981	9410	9390	3450	3440
			90		734440	(100%)	192640
					257050	(35%)	67420

CAUV # 2826

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

39-090005.0000-v082020R