

TAYLOR CREEK TWP
KENTON SD

Hardin County, Ohio
Michael T. Bacon, Auditor

39-090022.0000
F34

AGR
2024

00370

sale

2021	PHILLIPS DOUGLAS D &	1995-07-10		
2022	PHILLIPS DOUGLAS D &	1995-07-10		
2023	PHILLIPS DOUGLAS D &	1995-07-10		
2024	PHILLIPS DOUGLAS D & DE	1995-07-10	10026	99.894A
	10048 TR 180	1WD		
	KENTON OH 43326	\$90,000		

Orig Tax Year 1995
Parent: 39-090006.0000

Eff Rate:-	47.59	47.91	42.29	42.67	a/r
Tax Year	2021	2022	2023	2024	
Prop Cls	111	111	111	111	CAMA 111
Acres	99.8940	99.8940	99.8940	99.8940	
Land100%	495200	495200	542430	542430	542440
Bldg100%	69770	69770	106090	106090	106080
Totl100%	564970t	564970t	648510t	648510t	648520t
Cauv100%	111940	111940	227310	227310	227300

Tax Value:

Land 35%	39180	39180	79560	79560	189850
Bldg 35%	24420	24420	37130	37130	37130
Totl 35%	63600t	63600t	116690t	116690t	226980t
Hmstd35%					
Owner 0c					
Hmstd RB					
Net Tax	2782.14	2802.76	4528.84	4573.28	
Cauv Sav	5867.88	5911.34	4280.44	4322.42	
Sp-Asmnt	53.40	53.38	53.38	79.65	

SHB+ 1H 1	CONS F/C F/C EFP PAT OFP	TYPE M A P P	FACT	SQ-FT 638 792 162 90 332	VALUE 6480 270 9960
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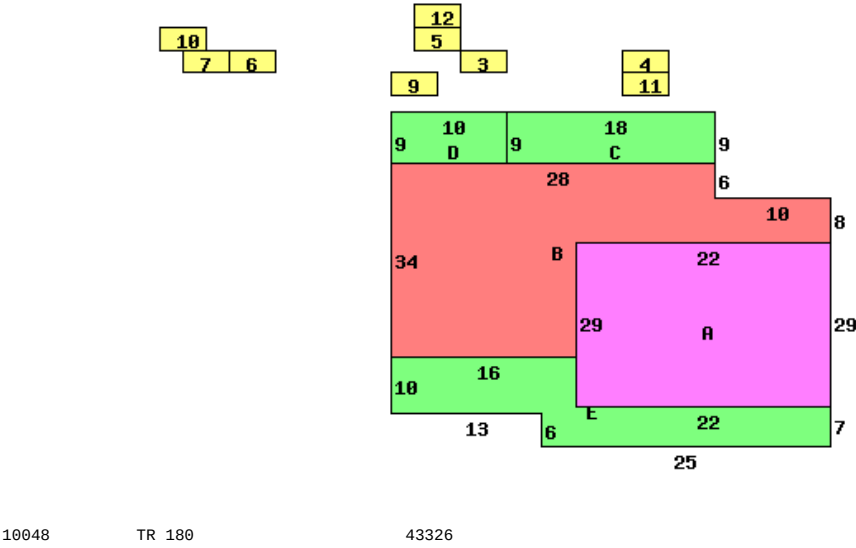
a	*MAIN
b	ADDTN
c	PORCH
d	PORCH
e	PORCH

#: 006 L/W 390900060000 94.89a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
621 806	1	1995-07-10 1994-09-01	PHILLIPS DOUGLAS D & DEB PHILLIPS DON E & KRISTIN	1WD * 1SD *	90000 50000	10510 0	37630 0

Year	Land	Bldg	Total	Net Tax
2020 2019	39180 65260	24420 20920	63600 86180	2390.30 3213.50

p r o j e c t		ben acres	/ %	factor
279	SILVER CREEK - SCIOTO RIVER			XA/2024
902	MAIN DISTRICT CONSERVANCY			XA/2024
500	HARDIN COUNTY LANDFILL			XA/2024



Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height 1H	Floor Level	Sq-Ft	Value
	Main	1430	113060
	Part Upper	638	31630
	Subtotal		144690
Metal	Roof		
	B 1 2 U A		
Plaster/Drywall	X X	Air Conditioning	3720
Floor/Pine	X X	Extra Features	16710
Number of Rooms	3 2	Total Value	165120
Bedrooms	1 2		
Central Heat	A	PUB ELECTRIC	
HOT WATER		PRIV WATER	
Central A/C	A	PRIV SEWER	
Plumbing		PUB PAVED ST/RD	
Standard	1	Topo: ROLLING	
		Neighborhood:	
		Code:	3900
		Dwl/Gar/NC%	1.2300

	Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1H F/C		2068			OLD/AV	148610	.55		82260
2	Garage	*SV 0	18X20	360			OLD/FR	500			500
3	Shed	*PP	10X14	140			OLD/VP	0			0
4	Poultry Ho	*SV 0	28X28	400			OLD/FR	300			300
5	Quonset		40X60	2400		C	OLD/AV	28800	.65		10080
6	Crib/Grana	*SV 0	24X32	1088			OLD/AV	600			600
7	Crib/Grana	*PP 0	10X10	100			OLD/AV	0			0
9	Garage		24X30	720		C	1994AV	17280	.60		8500
10	Crib/Grana	*PP	12X10	120			OLD/AV	0			0
11	Lean-To		20X30	600		D	OLD/FR	3840	.70		1150
12	Lean-To		40X30	1200		D	1990AV	7680	.65		2690

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 2	BOB BLOUNT SILT LOAM, 2	48.8296	5770	281750	2360	115240
C 14	GWB GLYNWOOD SILT LOAM	3.9359	5400	21250	1750	6890
C 15	GYB2 GLYNWOOD CLAY LOAM	4.0500	5020	20330	1230	4980
C 16	GYC2 GLYNWOOD CLAY LOAM	5.4297	4750	25790	1050	5700
C 39	PM PEWAMO SILTY CLAY L	18.3215	6490	118910	3560	65230
W 2	BOB BLOUNT SILT LOAM, 2	10.8780	3130	34050	470	5110
W 16	GYC2 GLYNWOOD CLAY LOAM	.0209	1460	30	230	10
W 39	PM PEWAMO SILTY CLAY L	3.3469	5370	17970	1670	5590
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000
980	ROAD ROAD	2.8815				
C 2	BOB BLOUNT SILT LOAM, 2	.5949	5770	3430	2360	1400
C 39	PM PEWAMO SILTY CLAY L	.6051	6490	3930	3560	2150

99.894 542440 (100%) 227300 CAUV # 2826
189850 (35%) 79560

Call Back: Sign: PSN Date: 2014-11-11 Lister: 39-090022.0000-v082020R
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