

TAYLOR CREEK TWP
KENTON SD

00370

Hardin County, Ohio
Michael T. Bacon, Auditor

39-090022.0000
F34

AGR
2025

sale

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

2022 PHILLIPS DOUGLAS D &	1995-07-10	
2023 PHILLIPS DOUGLAS D &	1995-07-10	
2024 PHILLIPS DOUGLAS D &	1995-07-10	
2025 PHILLIPS DOUGLAS D & DE	1995-07-10	10026 99.894A
10048 TR 180	1WD	
KENTON OH 43326	\$90,000	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	99.8940	99.8940	99.8940	99.8940	
Land100%	495200	542430	542430	542430	542440
Bldg100%	69770	106090	106090	106090	106080
Totl100%	564970t	648510t	648510t	648510t	648520t
Cauv100%	111940	227310	227310	227310	227300
Tax Value:					
Land 35%	39180	79560	79560	79560	189850
Bldg 35%	24420	37130	37130	37130	37130
Totl 35%	63600t	116690t	116690t	116690t	226980t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2802.76	4528.84	4573.28	4477.04	
Cauv Sav	5911.34	4280.44	4322.42	4231.50	
Sp-Asmnt	53.38	53.38	79.65	138.24	

Orig Tax Year 1995
Parent: 39-090006.0000

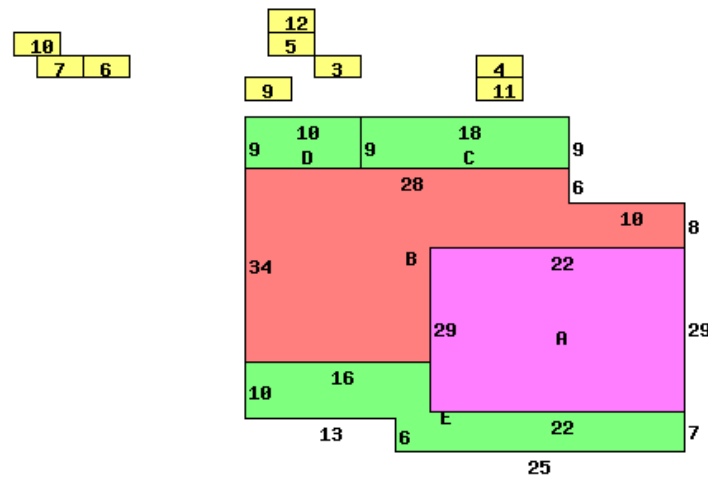
SHB+	CON	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1H	F/C	M		638		b	ADDTN
1	F/C	A		792		c	PORCH
	FFP	P		162	6480	d	PORCH
	PAT	P		90	270	e	PORCH
	OFF	P		332	9960		

#: 006 L/W
390900060000 94.89a

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

Year	Land	Bldg	Total	Net Tax
2021	39180	24420	63600	2782.14
2020	39180	24420	63600	2390.30

Project	ben acres	%	factor
279 SILVER CREEK - SCIOTO RIVER			XA/2025
902 MAIN DISTRICT CONSERVANCY			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
364 LOWE-SCIOTO RIVER			XA/2025



10048 TR 180 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1H	Sq-Ft Value
Floor Level	
Main	FRAME 1430 113060
Part Upper	FRAME 638 31630
Subtotal	144690
Metal	Roof GABLE
Plaster/Drywall	X X
Floor/Pine	X X
Number of Rooms	3 2
Bedrooms	1 2
Central Heat	A
HOT WATER	PRIV WATER
Central A/C	A
Plumbing	PUB PAVED ST/RD
Standard	1
	Neighborhood:
	Code: 3900
	Dwl/Gar/NC% 1.2300

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace	Phy	Fnc	True
1 DWELLING	1H F/C		2068			C-	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	GVC2 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	GVC2 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					
				189850	(35%)	79560					
						CAUV # 2826					

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