TAYLOR CREEK TWP
KENTON SD 00370

Hardin County, Ohio
Michael T. Bacon, Auditor

39-090022.0000 AGR
F34 2026

sale

2023 PHILLIPS DOUGLAS D &	1995-07-10	
2024 PHILLIPS DOUGLAS D &	1995-07-10	
2025 PHILLIPS DOUGLAS D &	1995-07-10	
2026 PHILLIPS DOUGLAS D & DE	1995-07-10	10026 99.894A
10048 TR 180	1WD	
	$90,000	
KENTON OH 43326		

Orig Tax Year 1995
Parent: 39-090006.0000

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	99.8940	99.8940	99.8940	99.8940	99.8940			
Land100%	542430	542430	542430	542430		542430	786770	786760
Bldg100%	106090	106090	106090	106090		106090	133370	133380
Totl100%	648510t	648510t	648510t	648510t		648510t	920140t	920140t
Cauv100%	227310	227310	227310	227310		542430	786770	188770
Tax Value:								
Land 35%	79560	79560	79560	79560		79560	66070	275370
Bldg 35%	37130	37130	37130	37130		37130	46680	46680
Totl 35%	116690t	116690t	116690t	116690t		116690t	112750t	322050t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	4528.84	4573.28	4477.04	4477.04	4477.04			
Cauv Sav	5911.34	4280.44	4322.42	4231.50				
Sp-Asmnt	53.38	79.65	138.24	138.24				

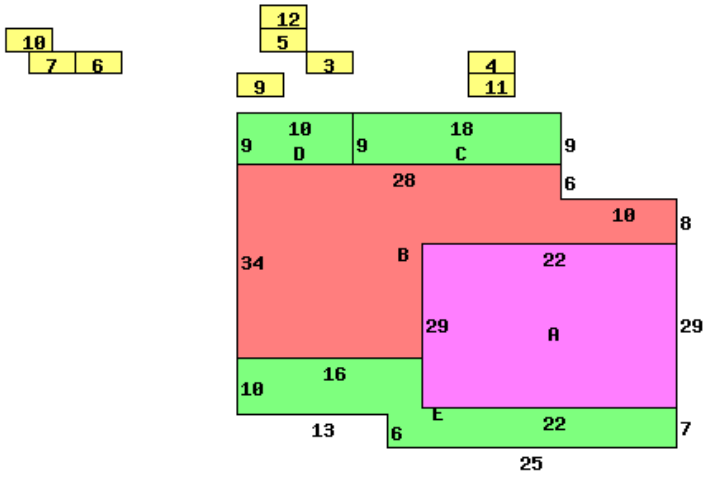
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		638		a	*MAIN
1	F/C	A		792		b	ADDTN
	EFP	P		162	6480	c	PORCH
	PAT	P		90	270	d	PORCH
	OFP	P		332	9960	e	PORCH

#: 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
2022	39180	24420	63600	2802.76
2021	39180	24420	63600	2782.14

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

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1430	113060
	Part Upper	FRAME	638	31630
	Subtotal			144690
Metal	Roof	GABLE		

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		
			PUB ELECTRIC	
Central Heat	A		PRIV WATER	
HOT WATER			PRIV SEWER	
Central A/C	A		PUB PAVED ST/RD	
Plumbing			Topo: ROLLING	
Standard	1			
			Neighborhood:	
			Code:	3900
			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	1H F/C		2068		C-	OLD/AV	148610	.55		107000
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		11060
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	43.4546	8370	363720	2230	96900
C	14	GWB	GLYNWOOD SILT LOAM	1.6117	7830	12620	1630	2630
C	15	GYB2	GLYNWOOD CLAY LOAM	4.0500	7280	29480	1110	4500
C	16	GYC2	GLYNWOOD CLAY LOAM	2.2186	6890	15290	870	1930
C	39	PM	PEWAMO SILTY CLAY L	14.7919	9410	139190	3450	51030
W	2	BOB	BLOUNT SILT LOAM, 2	10.8780	4540	49390	230	2500
W	16	GYC2	GLYNWOOD CLAY LOAM	.0209	2120	40	230	10
W	39	PM	PEWAMO SILTY CLAY L	3.3469	7790	26070	230	770
	670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
	980	ROAD	ROAD	2.8815				
C	2	BOB	BLOUNT SILT LOAM, 2	.5949	8370	4980	2230	1330
C	39	PM	PEWAMO SILTY CLAY L	.6051	9410	5690	3450	2090
P	2	BOB	BLOUNT SILT LOAM, 2	5.3504	8370	44780	230	1230
P	14	GWB	GLYNWOOD SILT LOAM	1.5857	7830	12420	230	370
P	16	GYC2	GLYNWOOD CLAY LOAM	1.5788	6890	10880	230	360
P	39	PM	PEWAMO SILTY CLAY L	3.5269	9410	33190	230	810
P	2	BOB	BLOUNT SILT LOAM, 2	.0246	8370	210	230	10
P	14	GWB	GLYNWOOD SILT LOAM	.7385	7830	5780	230	170
P	16	GYC2	GLYNWOOD CLAY LOAM	1.6323	6890	11250	230	380
P	39	PM	PEWAMO SILTY CLAY L	.0027	9410	30	230	