

July 5, 2025

TAYLOR CREEK TWP
BENJAMIN LOGAN SD

REAL PROPERTY RECORD

08:14 PM

Hardin County, Ohio
Michael T. Bacon, Auditor

42-040038.0000
C42.01

AGR
2024

00390

sale

2021 PHILLIPS LARRY E & LI
2022 PHILLIPS LARRY E & LI
2023 PHILLIPS LARRY E & LI
2024 PHILLIPS LARRY E & LIND
TR 210

2012-10-11
2012-10-11
2012-10-11
2023-03-21 9999 82.061A
6QC
\$0

Orig Tax Year 2013
Parent: 42-040008.0000

2025 PHILLIPS TODD G & APRIL
TR 210

2024-10-01
3FD

Eff Rate:- 44.85 — 43.71 — 40.66 — 41.04 — a/r

Tax Year 2021 2022 2023 2024
Prop Cls 110 110 110 110
Acres 82.0610 82.0610 82.0610 82.0610
Land100% 429740 429740 469660 469660
Bldg100% 0
Totl100% 429740t 429740t 469660t 469660t
Cauv100% 103800 103800 210090 210090

Tax Value:
Land 35% 36330 36330 73530 73530
Bldg 35%
Totl 35% 36330t 36330t 73530t 73530t
Hmstd35%
Owner 0c
Hmstd RB
Net Tax 1487.32 1447.38 2722.88 2750.46
Cauv Sav 4670.32 4544.92 3364.24 3398.28
Sp-Asmnt 141.84 141.84 212.76 212.76

CAMA
110

469650

469650t
210090

164380

164380t

L & L PHILLIPS REVOCABLE TRUST 1/2 INTEREST
TODD G & APRIL M PHILLIPS TRUST

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
424	3	2024-10-01	PHILLIPS TODD	3FD *	0	469660	0
115	6	2023-03-21	PHILLIPS LARRY E & LINDA	6QC *	0	429740	0
468	2	2012-10-11	PHILLIPS LARRY E & LINDA	2WD	370100	0	0

Year	Land	Bldg	Total	Net Tax
2020	36330	0	36330	1390.78
2019	62750	0	62750	2347.68

p r o j e c t		ben acres	/ %	factor
280	YELVERTON - LITTLE MIAMI RIV	XA/2024		

TR 210

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	41.4362	5770	239090	2360	97790
C 970	DROW DITCH RIGHT OF WAY	.2200				
C 14	GYB2 GLYNWOOD SILT LOAM	3.8532	5400	20810	1750	6740
C 15	GYB2 GLYNWOOD CLAY LOAM	4.4090	5020	22130	1230	5420
C 39	PM PEWAMO SILTY CLAY L	27.5774	6490	178980	3560	98180
C 51	WSTL WASTE LAND	.6500	120	80	50	30
W 2	BOB BLOUNT SILT LOAM, 2	1.2399	3130	3880	470	580
W 14	GYB2 GLYNWOOD SILT LOAM	.6843	2830	1940	750	510
W 15	GYB2 GLYNWOOD CLAY LOAM	.0189	1830	30	230	
W 39	PM PEWAMO SILTY CLAY L	.5040	5370	2710	1670	840
980	ROAD ROAD	1.4681				

82.061	469650	(100%)	210090	CAUV # 4674
164380	(35%)	73530		

Call Back: Sign: PSN Date: 2014-11-14 Lister:

42-040038.0000-v082020R