

MCDONALD USV RHD FIRE DISTRICT

00305

Hardin County, Ohio
Michael T. Bacon, Auditor

45-280006.0000
I87

AGR
2025

sale

Eff Rate:- 44.45 — 40.66 — 39.34 — 39.29 — a/r

2022 HUGHES LAVERNE & CHAR	
2023 HUGHES LAVERNE & CHAR	
2024 HUGHES LAVERNE & CHAR	
2025 HUGHES LAVERNE & CHARLO	10312 102.70A
14178 TR 55	
KENTON OH 43326	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	199	199	199	199	199
Acres	102.7000	102.7000	102.7000	102.7000	
Land100%	72430	80630	80630	80630	80630
Bldg100%	4030	6060	6060	6060	6050
Totl100%	76460t	86690t	86690t	86690t	86680t
Cauv100%	22430	29740	29740	29740	29750
Tax Value:					
Land 35%	7850	10410	10410	10410	28220
Bldg 35%	1410	2120	2120	2120	2120
Totl 35%	9260t	12530t	12530t	12530t	30340t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	372.80	465.84	451.44	450.82	
Cauv Sav	704.54	662.14	641.66	640.78	
Sp-Asmnt	189.44	195.25	188.75	188.75	

2027 HUGHES CHARLOTTE L	2026-03-27
14178 TR 55	4CT
KENTON OH 43326	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
144	4	2026-03-27	HUGHES CHARLOTTE L	4CT *	0	80630	6060
Year	Land	Bldg	Total	Net Tax			
2021	7850	1410	9260	394.02			
2020	7850	1410	9260	399.44			

project	ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY				XA/2025
135 BADER #888 SCIOTO RIVER MCDO				XA/2025
298 HUGHES #1053 - SCIOTO RIVER				XA/2025

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14178 TR 55 43326

Neighborhood:
Code: 3100
Dwl/Gar/NC% 1.1800

Bldg Type	SHB+Cons	DixHt	FtxFt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 NV DWLG	*NV			0			OLD/VP		0			0
2 Pole Build		30X70		2100		D	OLD/FR		20160	.70		6050
Tab #	S O I L				Acres	Mkt/Ac	Market		Au/Ac			Cauv
W 2	BOB BLOUNT SILT LOAM, 2				1.7654	3130	5530		470			830
W 4	CA CARLISLE MUCK				3.6640	5100	18690		1250			4580
W 16	GVC2 GLYNWOOD CLAY LOAM				2.6735	1460	3900		230			620
W 23	LN LINWOOD MUCK				3.2325	4310	13930		850			2750
W 39	PM PEWAMO SILTY CLAY L				.8024	5370	4310		1670			1340
970	DROW DITCH RIGHT OF WAY				.3800							
980	ROAD ROAD				1.7000							
C 51	WSTL WASTE LAND				4.0000	120	480		50			200
C 71	WET WETLANDS				84.4822	400	33790		230			19430

102.7 80630 (100%) 29750 CAUV # 1451
28220 (35%) 10410

Call Back: Sign: PSN Date: 2014-11-04 Lister: 45-280006.0000-v082020R