MCDONALD USV RHD FIRE DISTRICT 00305

Hardin County, Ohio
Michael T. Bacon, Auditor

45-280006.0000 AGR
I87 2026

sale

2023 HUGHES LAVERNE & CHAR
2024 HUGHES LAVERNE & CHAR
2025 HUGHES LAVERNE & CHAR
2026 HUGHES LAVERNE & CHARLO 10312 102.70A
14178 TR 55
$0
KENTON OH 43326

2028 HUGHES CHARLOTTE L 2026-03-27
14178 TR 55 4CT

KENTON OH 43326

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	199	199	199	199	0	199	199	199
Acres	102.7000	102.7000	102.7000	102.7000	102.7000			
Land100%	80630	80630	80630	80630		80630	116910	116920
Bldg100%	6060	6060	6060	6060		6060	6060	6050
Totl100%	86690t	86690t	86690t	86690t		86690t	122970t	122970t
Cauv100%	29740	29740	29740	29740		80630	116910	22430
Tax Value:								
Land 35%	10410	10410	10410	10410		10410	7850	40920
Bldg 35%	2120	2120	2120	2120		2120	2120	2120
Totl 35%	12530t	12530t	12530t	12530t		12530t	9970t	43040t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	465.84	451.44	450.82	450.82	450.82			
Cauv Sav	704.54	662.14	641.66	640.78				
Sp-Asmnt	195.25	188.75	188.75	188.75				

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
2022	7850	1410	9260	372.80
2021	7850	1410	9260	394.02

p r o j e c t		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% 1.5500

	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	4540	8010	230	410
W 4	CA	CARLISLE MUCK	3.6640	7400	27110	230	840
W 16	GYC2	GLYNWOOD CLAY LOAM	2.6735	2120	5670	230	620
W 23	LN	LINWOOD MUCK	3.2325	6250	20200	230	740
W 39	PM	PEWAMO SILTY CLAY L	.8024	7790	6250	230	190
970	DROW	DITCH RIGHT OF WAY	.3800				
980	ROAD	ROAD	1.7000				
C 51	WSTL	WASTE LAND	4.0000	170	680	50	200
C 71	WET	WETLANDS	84.4822	580	49000	230	19430
			102.7		116920	(100%)	22430
					40920	(35%)	7850

CAUV # 1451

Call Back: Sign: PSN Date: 2014-11-04 Lister:

45-280006.0000-v082020R