

DUDLEY TWP
KENTON SD

00100

Hardin County, Ohio
Michael T. Bacon, Auditor

10-140012.0000
A110

AGR
2025

sale

Eff Rate:- 50.85 — 45.71 — 48.08 — 47.49 — a/r

2022 BEACH & JENNINGS FARM	2017-10-13			
2023 BEACH & JENNINGS FARM	2017-10-13			
2024 BEACH & JENNINGS FARM	2017-10-13			
2025 BEACH & JENNINGS FARMS	2017-10-13	12033 13400	59.684A	
CR 219		3WD		
	\$0			

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	59.6840	59.6840	59.6840	59.6840	
Land100%	323800	353800	353800	353800	353810
Bldg100%					0
Totl100%	323800t	353800t	353800t	353800t	353810t
Cauv100%	82060	162570	162570	162570	162560
Tax Value:					
Land 35%	28720	56900	56900	56900	123830
Bldg 35%					0
Totl 35%	28720t	56900t	56900t	56900t	123830t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1350.86	2404.02	2538.94	2506.16	
Cauv Sav	3979.66	2827.78	2986.44	2947.94	
Sp-Asmnt	6.49	6.49	16.17	16.17	

acreage change per engineers office 4-28-04
L/C BRIAN C & KIMBERLY A BEACH 6-20-2023 \$450,000
INCLUDES PARCELS 10-140011 & 10-150015
101500140000 17.774a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
451	3	2017-10-13	BEACH & JENNINGS FARMS LL	3WD *	0	232490	0
351	3	2008-09-29	BEACH JEFFERY LEE ETAL	3CT *	0	119170	0
990	7	1993-10-05	BEACH ELGENE HERMAN ETAL	7WD *	0	0	55800

Year	Land	Bldg	Total	Net Tax
2021	28720	0	28720	1359.38
2020	28720	0	28720	1182.22

project
902 MAIN DISTRICT CONSERVANCY XA/2025 ben acres / % factor

CR 219

PUB ELECTRIC
PUB PAVED ST/RD
Topo: ROLLING

Neighborhood:
Code: 1000
Dwl/Gar/NC% 1.1900

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	23.2485	6030	140190	2660	61840
C 2	BOB BLOUNT SILT LOAM, 2	11.3234	5770	65340	2360	26720
C 39	PM PEWAMO SILTY CLAY L	18.8006	6490	122020	3560	66930
W 1	BOA BLOUNT SILT LOAM 0-	2.6170	3610	9450	770	2020
W 2	BOB BLOUNT SILT LOAM, 2	.3409	3130	1070	470	160
W 39	PM PEWAMO SILTY CLAY L	2.9306	5370	15740	1670	4890
980	ROAD ROAD	.4230				

59.684 353810 (100%) 162560 CAUV # 4141
123830 (35%) 56900

Call Back: Sign: PSN Date: 2015-03-20 Lister: 10-140012.0000-v082020R