DUDLEY TWP
KENTON SD 00100

Hardin County, Ohio
Michael T. Bacon, Auditor

10-140012.0000 AGR
A110 2026

sale

2023 BEACH & JENNINGS FARM	2017-10-13			
2024 BEACH & JENNINGS FARM	2017-10-13			
2025 BEACH & JENNINGS FARM	2017-10-13			
2026 BEACH & JENNINGS FARMS	2017-10-13	12033 13400	59.684A	
CR 219	3WD			
	$0			

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	110	110	110	110	0	110	110	110
Acres	59.6840	59.6840	59.6840	59.6840	59.6840			
Land100%	353800	353800	353800	353800		353800	512940	512950
Bldg100%				0				
Totl100%	353800t	353800t	353800t	353800t		353800t	512940t	512950t
Cauv100%	162570	162570	162570	162570		353800	512940	150740
Tax Value:								
Land 35%	56900	56900	56900	56900		56900	52760	179530
Bldg 35%								0
Totl 35%	56900t	56900t	56900t	56900t		56900t	52760t	179530t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2404.02	2538.94	2506.16	2506.16	2506.16			
Cauv Sav	3979.66	2827.78	2986.44	2947.94				
Sp-Asmnt	6.49	16.17	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

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
2022	28720	0	28720	1350.86
2021	28720	0	28720	1359.38

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			

CR 219

PUB ELECTRIC
PUB PAVED ST/RD
Topo: ROLLING

Neighborhood:
Code: 1000
Dwl/Gar/NC% 1.6300

Tab #	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	23.2485	8740	203190	2550	59280
C 2	BOB	BLOUNT SILT LOAM, 2	11.3234	8370	94780	2230	25250
C 39	PM	PEWAMO SILTY CLAY L	18.8006	9410	176910	3450	64860
W 1	BOA	BLOUNT SILT LOAM 0-	2.6170	5230	13690	230	600
W 2	BOB	BLOUNT SILT LOAM, 2	.3409	4540	1550	230	80
W 39	PM	PEWAMO SILTY CLAY L	2.9306	7790	22830	230	670
980	ROAD	ROAD	.4230				
			59.684		512950	(100%)	150740
					179530	(35%)	52760

CAUV # 4141

Call Back: Sign: PSN Date: 2015-03-20 Lister:

10-140012.0000-v082020R