DUDLEY TWP
KENTON SD 00100

Hardin County, Ohio
Michael T. Bacon, Auditor

10-150015.0000 AGR
D04 2025

sale

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 10022 33.438A
	CR 219	3WD
		$0

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

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	199	199	199	199	199
Acres	33.4380	33.4380	33.4380	33.4380	
Land100%	180290	197000	197000	197000	197000
Bldg100%	110	110	110	110	100
Totl100%	180400t	197110t	197110t	197110t	197100t
Cauv100%	44740	89910	89910	89910	89910
Tax Value:					
Land 35%	15660	31470	31470	31470	68950
Bldg 35%	40	40	40	40	40
Totl 35%	15700t	31510t	31510t	31510t	68990t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	738.46	1331.28	1406.00	1387.86	
Cauv Sav	2231.36	1583.52	1672.38	1650.80	
Sp-Asmnt	3.25	3.25	11.66	11.66	

L/C BRIAN C & KIMBERLY A BEACH 6-20-2023 $450,000
INCLUDES PARCELS 10-140011 10-150014 & 10-140012

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
451	3	2017-10-13	BEACH & JENNINGS FARMS LL	3WD *	0	129170	0
351	3	2008-09-29	BEACH JEFFERY LEE ETAL	3CT *	0	113860	26910
990	7	1993-10-05	BEACH ELGENE HERMAN ETAL	7WD *	0	0	69830

Year	Land	Bldg	Total	Net Tax
2021	15660	40	15700	743.10
2020	15660	40	15700	646.26

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

CR 219 43340

PUB PAVED ST/RD
Topo: ROLLING

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

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	Shed	*SV	18X32	576			OLD/	100			100

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	8.5317	6030	51450	2660	22690
C	2	BOB	BLOUNT SILT LOAM, 2	12.8109	5770	73920	2360	30230
C	39	PM	PEWAMO SILTY CLAY L	9.6443	6490	62590	3560	34330
W	1	BOA	BLOUNT SILT LOAM 0-	.2308	3610	830	770	180
W	2	BOB	BLOUNT SILT LOAM, 2	.1490	3130	470	470	70
W	39	PM	PEWAMO SILTY CLAY L	1.4409	5370	7740	1670	2410
	980	ROAD	ROAD	.6304				
				33.438		197000	(100%)	89910
						68950	(35%)	31470

CAUV # 4141

Call Back: Sign: PSN Date: 2015-02-27 Lister: 10-150015.0000-v082020R