DUDLEY TWP
KENTON SD 00100

Hardin County, Ohio
Michael T. Bacon, Auditor

10-150015.0000 AGR
D04 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 10022	33.438A
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	199	199	199	199	0	199	199	199
Acres	33.4380	33.4380	33.4380	33.4380	33.4380			
Land100%	197000	197000	197000	197000		197000	285660	285660
Bldg100%	110	110	110	110		110	110	100
Totl100%	197110t	197110t	197110t	197110t		197110t	285770t	285760t
Cauv100%	89910	89910	89910	89910		197000	285660	84010
Tax Value:								
Land 35%	31470	31470	31470	31470		31470	29400	99980
Bldg 35%	40	40	40	40		40	40	40
Totl 35%	31510t	31510t	31510t	31510t		31510t	29440t	100020t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1331.28	1406.00	1387.86	1387.86	1387.86			
Cauv Sav	2231.36	1583.52	1672.38	1650.80				
Sp-Asmnt	3.25	11.66	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
2022	15660	40	15700	738.46
2021	15660	40	15700	743.10

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

CR 219 43340

PUB PAVED ST/RD
Topo: ROLLING

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

	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	8740	74570	2550	21760
C	2	BOB BLOUNT SILT LOAM, 2	12.8109	8370	107230	2230	28570
C	39	PM PEWAMO SILTY CLAY L	9.6443	9410	90750	3450	33270
W	1	BOA BLOUNT SILT LOAM 0-	.2308	5230	1210	230	50
W	2	BOB BLOUNT SILT LOAM, 2	.1490	4540	680	230	30
W	39	PM PEWAMO SILTY CLAY L	1.4409	7790	11220	230	330
	980	ROAD ROAD	.6304				
			33.438		285660	(100%)	84010
					99980	(35%)	29400

CAUV # 4141

Call Back: Sign: PSN Date: 2015-02-27 Lister:

10-150015.0000-v082020R