

GOSHEN TWP
KENTON SD

00130

Hardin County, Ohio
Michael T. Bacon, Auditor

14-030010.0000
A28

AGR
2025

sale

Eff Rate:- 51.44 — 44.77 — 47.15 — 46.85 — a/r

2022 WATKINS FARMLAND STEW	2012-12-20
2023 WATKINS FARMLAND STEW	2012-12-20
2024 WATKINS FARMLAND STEW	2012-12-20
2025 WATKINS FARMLAND STEWAR	2012-12-20 PT E2 SW4; SW4 SE4 PT E2
TR 90	17 SE4 SW4 S7 211.147A
\$0	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	211.1470	211.1470	211.1470	211.1470	
Land100%	1180800	1290340	1290340	1290340	1290340
Bldg100%					0
Totl100%	1180800t	1290340t	1290340t	1290340t	1290340t
Cauv100%	326830	621460	621460	621460	621470
Tax Value:					
Land 35%	114390	217510	217510	217510	451620
Bldg 35%					0
Totl 35%	114390t	217510t	217510t	217510t	451620t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	5431.32	8963.28	9481.22	9418.86	
Cauv Sav	14191.50	9647.32	10204.78	10137.70	
Sp-Asmnt	3.13	23.13	3.13	3.13	

2012 duplicate combined parcels
140300090000 55.00a
140300110000 51.129a
140300130000 15.00a
140300140000 52.371a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
511	17	2012-12-20	WATKINS FARMLAND STEWARDS	17 *	0	663630	0
682	13	1995-07-26	WATKINS FARM AN OHIO PAR	QC *	0	36400	0
727	1	1993-08-11	WATKINS HOWARD JR ETAL	LWD *	5000	72000	0
1010	1	1990-12-14		LUN *	92000	0	84710
1009	1	1990-12-14		LUN *	0	0	84710
415	0	1988-06-06		*	185000	0	84710
8	0	1986-01-06		*	0	0	169200

Year	Land	Bldg	Total	Net Tax
2021	114390	0	114390	5450.60
2020	114390	0	114390	4747.10

Project: 240 FEWELL - TYMOCHTEE CREEK ben acres / % factor XA/2025

TR 90

PUB PAVED ST/RD

Neighborhood:
Code: 1400
Dwl/Gar/NC% 1.2400

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	40.2215	6030	242540	2660	106990
C 2	BOB BLOUNT SILT LOAM, 2	22.2716	5770	128510	2360	52560
C 6	DEA DEL RAY SILT LOAM 0	22.7838	5880	133970	2370	54000
C 12	FUA FULTON SILT LOAM 0-	7.2893	5240	38200	1770	12900
C 20	KBA KIBBIE LOAM, 0-3% S	4.3519	6570	28590	3460	15060
C 26	MF MILFORD SILTY CLAY	31.9727	6900	220610	3800	121500
C 39	PM PEWAMO SILTY CLAY L	68.1874	6490	442540	3560	242750
C 51	WSTL WASTE LAND	1.5000	120	180	50	80
W 1	BOA BLOUNT SILT LOAM 0-	.8166	3610	2950	770	630
W 26	MF MILFORD SILTY CLAY	6.2705	5740	35990	1910	11980
W 39	PM PEWAMO SILTY CLAY L	1.6593	5370	8910	1670	2770
980	ROAD ROAD	2.7501				
C 26	MF MILFORD SILTY CLAY	.9582	6900	6610	230	220
C 39	PM PEWAMO SILTY CLAY L	.1141	6490	740	230	30

211.147 1290340 (100%) 621470 CAUV # 3797
451620 (35%) 217510

Call Back: Sign: PSN Date: 2015-04-30 Lister: 14-030010.0000-v082020R