GOSHEN TWP
KENTON SD 00130

Hardin County, Ohio
Michael T. Bacon, Auditor

14-090027.0000 AGR
B70 2026

sale

2023 WATKINS FARM	2012-06-12	
2024 WATKINS FARM	2012-06-12	
2025 WATKINS FARM	2012-06-12	
2026 WATKINS FARM	2012-06-12 SE4 SW4 S18	2.632A
8756 TR 197	2WD	
	$475,000	
KENTON OH 43326		

Orig Tax Year 2008
Parent: 14-090010.0000

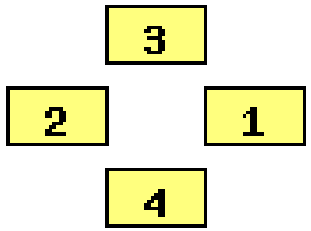
Eff Rate:- 44.77 — 47.15 — 46.85 — 46.85 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	199	199	199	199	0	199	199	199
Acres	2.6320	2.6320	2.6320	2.6320	2.6320			
Land100%	16140	16140	16140	16140		16140	23430	23420
Bldg100%	176630	176630	176630	176630		176630	176630	176640
Totl100%	192770t	192770t	192770t	192770t		192770t	200060t	200060t
Cauv100%	7940	7940	7940	7940		16140	23430	7500
Tax Value:								
Land 35%	2780	2780	2780	2780		2780	2630	8200
Bldg 35%	61820	61820	61820	61820		61820	61820	61820
Totl 35%	64600t	64600t	64600t	64600t		64600t	64450t	70020t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2662.08	2815.90	2797.40	2797.40	2797.40			
Cauv Sav	175.68	118.28	125.12	124.28				

qualifies for cauv he raising hogs
140900290000 .243a

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
254	2	2012-06-12	WATKINS FARM	2WD	475000	7860	128170
687	1	2007-12-20	FULTON JAMES W II	1WD	12000	0	0

Year	Land	Bldg	Total	Net Tax
2022	1480	52510	53990	2563.48
2021	1480	52510	53990	2572.58



8756 TR 197 43326

PUB PAVED ST/RD

Neighborhood:
Code: 1400
Dwl/Gar/NC% 1.5500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	Hog House	4	413X50	20650		C	2008AV	309750	.45		170360
2	Pole Build	M	20X40	800		C	2008AV	9600	.45		5280
3	P	*SV CAN		240		D	2008AV	500			500
4	P	*SV CAN		240		D	2008AV	500			500

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	1.0651	8740	9310	2550	2720
C	39	PM	PEWAMO SILTY CLAY L	1.3735	9410	12920	3450	4740
W	1	BOA	BLOUNT SILT LOAM 0-	.0719	5230	380	230	20
W	39	PM	PEWAMO SILTY CLAY L	.1043	7790	810	230	20
	980	ROAD	ROAD	.0172				
				2.632		23420	(100%)	7500
						8200	(35%)	2630

CAUV # 655

Call Back: Sign: PSN Date: 2015-05-06 Lister:

14-090027.0000-v082020R