

GOSHEN TWP
KENTON SD

00130

REAL PROPERTY RECORD

Hardin County, Ohio
Michael T. Bacon, Auditor

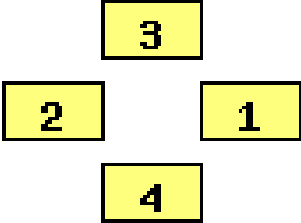
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14-090027.0000
B70

AGR
2025

sale		Eff Rate:- 51.44 — 44.77 — 47.15 — 46.85 — a/r			
2022 WATKINS FARM	2012-06-12	Tax Year	2022	2023	2024
2023 WATKINS FARM	2012-06-12	Prop Cls	199	199	199
2024 WATKINS FARM	2012-06-12	Acres	2.6320	2.6320	2.6320
2025 WATKINS FARM	2012-06-12 SE4 SW4 S18 2.632A	Land100%	14800	16140	16140
8756 TR 197	2WD	Bldg100%	150030	176630	176630
KENTON OH 43326	\$475,000	Totl100%	164830t	192770t	192770t
		Cauv100%	4230	7940	7940
Orig Tax Year 2008		Tax Value:			
Parent: 14-090010.0000		Land 35%	1480	2780	2780
		Bldg 35%	52510	61820	61820
		Totl 35%	53990t	64600t	64600t
		Hmstd35%			
		Owner 0c			
		Hmstd RB			
		Net Tax	2563.48	2662.08	2815.90
		Cauv Sav	175.68	118.28	125.12

qualifies for cauuv 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			
2021	1480	52510	53990	2572.58			
2020	1480	52510	53990	2240.56			



PUB PAVED ST/RD				DixHt		Unit	Blt/Renov	Replace	Phy	Fnc	True
Neighborhood:		1 Bldg Type	SHB+Cons	FtxFt	Area	Rate	Cond	Value	Dpr	Dpr	Value
Code:		1 Hog House	4	413X50	20650		C	2008AV	309750	.45	170360
Dwl/Gar/NC%		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	1.0651		6030		6420	2660	2830	
		C 39	PM PEWAMO	1.3735		6490		8910	3560	4890	
		W 1	BOA BLOUNT	.0719		3610		260	770	60	
		W 39	PM PEWAMO	.1043		5370		560	1670	170	
		980	ROAD ROAD	.0172							
				2.632				16150	(100%)	7950	
								5650	(35%)	2780	
										CAUV # 655	
Call Back:				Sign: PSN Date: 2015-05-06		Lister:				14-090027.0000-v082020R	