

GOSHEN TWP
KENTON SD

00130

Hardin County, Ohio
Michael T. Bacon, Auditor

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

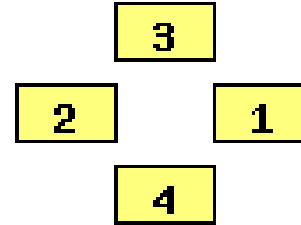
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	199	199	199	199	199
Acres	2.6320	2.6320	2.6320	2.6320	
Land100%	14800	16140	16140	16140	16150
Bldg100%	150030	176630	176630	176630	176640
Totl100%	164830t	192770t	192770t	192770t	192790t
Cauv100%	4230	7940	7940	7940	7950
Tax Value:					
Land 35%	1480	2780	2780	2780	5650
Bldg 35%	52510	61820	61820	61820	61820
Totl 35%	53990t	64600t	64600t	64600t	67480t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2563.48	2662.08	2815.90	2797.40	
Cauv Sav	175.68	118.28	125.12	124.28	

Orig Tax Year 2008
Parent: 14-090010.0000

qualifies for cau he raising hogs
140900290000 .243a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
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



8756 TR 197 43326

PUB PAVED ST/RD

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

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
		FtxFt	Rate		Cond	Value	Dpr	Dpr	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	SILTY	LOAM 0-	1.0651	6030	6420	2660	2830
C 39	PM	PEWAMO	SILTY	CLAY L	1.3735	6490	8910	3560	4890
W 1	BOA	BLOUNT	SILTY	LOAM 0-	.0719	3610	260	770	60
W 39	PM	PEWAMO	SILTY	CLAY L	.1043	5370	560	1670	170
980	ROAD	ROAD			.0172				

2.632 16150 (100%) 7950 CAUV # 655
5650 (35%) 2780

Call Back: Sign: PSN Date: 2015-05-06 Lister: 14-090027.0000-v082020R