

GOSHEN TWP
KENTON SD

00130

Hardin County, Ohio
Michael T. Bacon, Auditor

14-190008.0000
E22

AGR
2025

sale

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

| | |
|-----------------------------|---------------------------------|
| 2022 J & T SHERMAN FARM LL | 2011-12-19 |
| 2023 J & T SHERMAN FARM LL | 2011-12-19 |
| 2024 J & T SHERMAN FARM LL | 2011-12-19 |
| 2025 J & T SHERMAN FARM LLC | 2011-12-19 PT SE 1/4 S28 70.00A |
| 20533 CR 120 | 1QC |
| KENTON OH 43326 | \$0 |

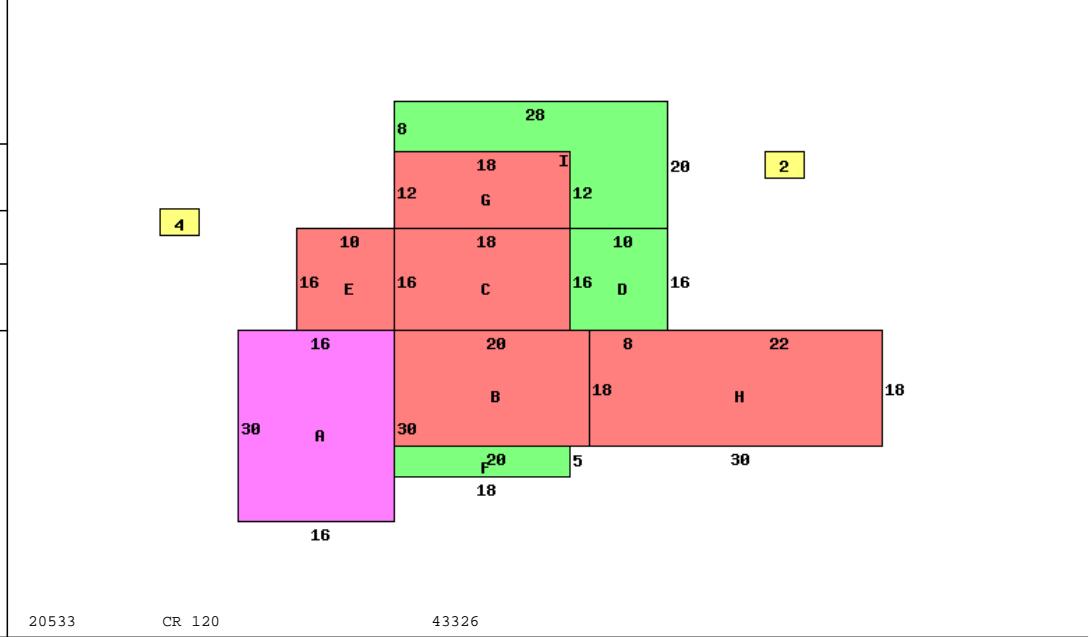
| | | | | | |
|------------|---------|---------|---------|---------|----------------------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 111 | 111 | 111 | 111 | 111 |
| Acres | 70.0000 | 70.0000 | 70.0000 | 70.0000 | |
| Land100% | 389060 | 426370 | 426370 | 426370 | 426380 |
| Bldg100% | 115430 | 141430 | 141430 | 141430 | 141421 |
| Totl100% | 504490t | 567800t | 567800t | 567800t | 567801t |
| Cauv100% | 118910 | 217060 | 217060 | 217060 | 217070 |
| Tax Value: | | | | | |
| Land 35% | 41620 | 75970 | 75970 | 75970 | 149230 |
| Bldg 35% | 40400 | 49500 | 49500 | 49500 | 49500 |
| Totl 35% | 82020t | 125470t | 125470t | 125470t | 198730t |
| Hmstd35% | 40410 | 49710 | 49710 | 49710 | |
| Owner Oc | 40.02 | 44.26 | 44.22 | 44.08 | hmstd 5250 l 44460 b |
| Hmstd RB | | | | | |
| Net Tax | 3854.34 | 5126.18 | 5425.00 | 5389.18 | |
| Net Tax | 4489.30 | 3018.92 | 3193.38 | 3172.36 | |
| Cauv Sav | | | | | |
| Sp-Asmnt | 18.00 | 18.00 | 30.24 | 22.90 | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
|------|------|------|------|-------|-------|---|-------|
| 2 | F/C | M | | 480 | | | ADDTN |
| 1TB | B | A | | 360 | | | ADDTN |
| 1 | F/C | A | | 288 | | | ADDTN |
| | DK | P | | 160 | 2400 | | PORCH |
| 1 | F/C | A | | 160 | | | ADDTN |
| | OFFP | P | | 90 | 2700 | | PORCH |
| 1 | F/C | A | | 216 | | | ADDTN |
| 1 B | F | A | | 540 | | | ADDTN |
| | DK | P | | 344 | 5160 | | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:bldg |
|-------|----|------------|------------------------|---------------|--------|---------|---------|
| 515 | 1 | 2011-12-19 | J & T SHERMAN FARM LLC | 1QC * | 0 | 220910 | 84430 |
| 514 | 1 | 2011-12-19 | J & T SHERMAN FARM LLC | 1QC * | 0 | 220910 | 84430 |
| 1130 | 1 | 1992-12-10 | | 1WD | 45500 | 0 | 93830 |

| Year | Land | Bldg | Total | Net Tax |
|------|-------|-------|-------|---------|
| 2021 | 41620 | 40400 | 82020 | 3868.18 |
| 2020 | 41620 | 40400 | 82020 | 3363.44 |

| project | ben acres | % | factor |
|-----------------------------|-----------|---|---------|
| 500 HARDIN COUNTY LANDFILL | | | XA/2025 |
| 362 SANDERS DITCH-TYMOCHTEE | | | XA/2025 |
| 387 SANDERS DITCH | | | XA/2024 |



| | | |
|---------------------------|------------------------|-----------------|
| Occupancy 1 Single Family | *DWELLING COMPUTATIONS | |
| Story Height 2 | Sq-Ft | Value |
| Floor Level | | |
| | Main | FRAME |
| | Full Upper | FRAME |
| | Part Upper | FRAME |
| | Basement | |
| | Subtotal | 217370 |
| Metal | Roof | GABLE |
| Plaster/Drywall | X X | Extra Features |
| Unfinished Wall | X | Total Value |
| Floor/Pine | X X | |
| Number of Rooms | 1 4 3 | PUB ELECTRIC |
| Bedrooms | 1 3 | PRIV WATER |
| | | PRIV SEWER |
| Central Heat | A | PUB PAVED ST/RD |
| FORCED AIR | | |
| Plumbing | | Neighborhood: |
| Standard | 1 | Code: |
| | | Dwl/Gar/NC% |

| Bldg Type | SHB+Cons | DixHt | Area | Unit Rate | Grade | Blt/Renov | Cond | Replace Value | Phy Dpr | Fnc Dpr | True Value |
|-------------|--------------------------|---------|--------|-----------|-------|-----------|--------|---------------|---------|---------|------------|
| 1 DWELLING | 2 B F | | 2884 | | C | 1920AV | | 227630 | .55 | | 127020 |
| 2 Pole Barn | | 40X60 | 2400 | | C | 2006AV | | 28800 | .50 | | 14400 |
| 4 Shed | *SV 0 | 38X44 | 1672 | | | OLD/PR | | 100 | | | 1 |
| Tab # | S O I L | Acres | Mkt/Ac | Market | Au/Ac | Cauv | | | | | |
| C 1 | BOA BLOUNT SILT LOAM, 0- | 3.3913 | 6030 | 20450 | 2660 | 9020 | | | | | |
| C 2 | BOB BLOUNT SILT LOAM, 2 | 23.7293 | 5770 | 136920 | 2360 | 56000 | | | | | |
| C 39 | PM PEWAMO SILTY CLAY L | 37.7193 | 6490 | 244800 | 3560 | 134280 | | | | | |
| C 51 | WSTL WASTE LAND | 1.6000 | 120 | 190 | 50 | 80 | | | | | |
| W 2 | BOB BLOUNT SILT LOAM, 2 | .2330 | 3130 | 730 | 470 | 110 | | | | | |
| W 39 | PM PEWAMO SILTY CLAY L | 1.5437 | 5370 | 8290 | 1670 | 2580 | | | | | |
| 670 | HSITE HOMESITE | 1.0000 | 15000 | 15000 | 15000 | 15000 | | | | | |
| 980 | ROAD ROAD | .7834 | | | | | | | | | |
| | | | | | | 70 | 426380 | (100%) | 217070 | CAUV # | 3735 |
| | | | | | | | 149230 | (35%) | 75970 | | |

Call Back:

Sign: PSN Date: 2015-05-18 Lister:

14-190008.0000-v082020R