GOSHEN TWP
KENTON SD 00130

Hardin County, Ohio
Michael T. Bacon, Auditor

14-190008.0000 AGR
E22 2025

sale

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
		$0
	KENTON OH 43326	

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

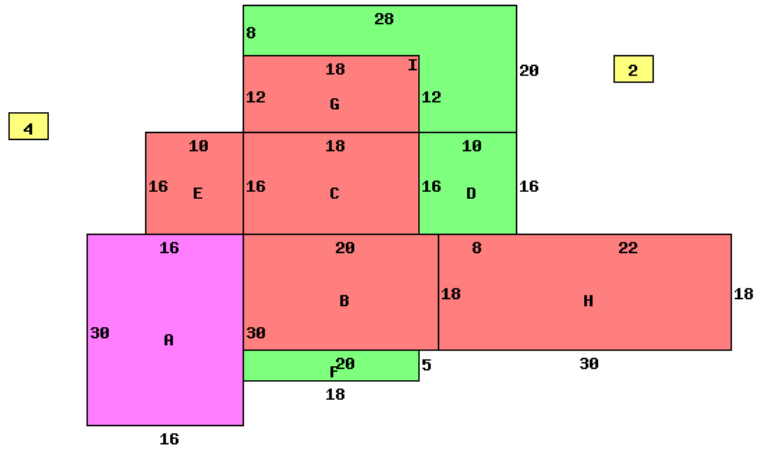
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	70.0000	70.0000	70.0000	70.0000	
Land100%	389060	426370	426370	426370	426380
Bldg100%	115430	141430	141430	141430	141421
Totl100%	504490t	567800t	567800t	567800t	567801t
Cauv100%	118910	217060	217060	217060	217070
Tax Value:					
Land 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	
Cauv Sav	4489.30	3018.92	3193.38	3172.36	
Sp-Asmnt	18.00	18.00	30.24	22.90	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F/C	M		480		a	*MAIN
1TB	B	A		360		b	ADDTN
1	F/C	A		288		c	ADDTN
	DK	P		160	2400	d	PORCH
1	F/C	A		160		e	ADDTN
	OFP	P		90	2700	f	PORCH
1	F/C	A		216		g	ADDTN
1 B	F	A		540		h	ADDTN
	DK	P		344	5160	i	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

p r o j e c t		ben acres	/ %	factor
500 HARDIN COUNTY LANDFILL	XA/2025			
362 SANDERS DITCH-TYMOCHTEE	XA/2025			
387 SANDERS DITCH	XA/2024			



20533 CR 120 43326

Occupancy 1 Single Family

Story Height 2

Floor Level			Sq-Ft	Value
	Main	FRAME	2044	139810
	Full Upper	FRAME	480	41700
	Part Upper	FRAME	360	24440
	Basement		600	11420
	Subtotal			217370
	Roof	GABLE		

*DWELLING COMPUTATIONS

	B 1 2 U A
Metal	
Plaster/Drywall	X X
Unfinished Wall	X
Floor/Pine	X X
Number of Rooms	1 4 3
Bedrooms	1 3
Central Heat	A
FORCED AIR	
Plumbing	
Standard	1

Extra Features	10260
Total Value	227630
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Neighborhood:	
Code:	1400
Dwl/Gar/NC%	1.2400

	Bldg Type	SHB+Cons	DixHt FtxFt	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
					149230	(35%)	75970

CAUV # 3735

Call Back: Sign: PSN Date: 2015-05-18 Lister: 14-190008.0000-v082020R