GOSHEN TWP
KENTON SD 00130

Hardin County, Ohio
Michael T. Bacon, Auditor

14-240002.0000 AGR
E38 2026

sale

2023 J & T SHERMAN FARM LL	2020-08-04	
2024 J & T SHERMAN FARM LL	2020-08-04	
2025 J & T SHERMAN FARM LL	2020-08-04	
2026 J & T SHERMAN FARM LLC	2020-08-04	PT NW 1/4 PT NE 1/4 S33
20392 CR 120	4WD	104.00A
	$0	
KENTON OH 43326		

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	104.0000	104.0000	104.0000	104.0000	104.0000			
Land100%	603370	603370	603370	603370		603370	874890	874890
Bldg100%	124600	124600	124600	124600		124600	152400	152400
Totl100%	727970t	727970t	727970t	727970t		727970t	1027290t	1027290t
Cauv100%	276310	276310	276310	276310		603370	874890	262220
Tax Value:								
Land 35%	96710	96710	96710	96710		96710	91780	306210
Bldg 35%	43610	43610	43610	43610		43610	53340	53340
Totl 35%	140320t	140320t	140320t	140320t		140320t	145120t	359550t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	5782.38	6116.50	6076.30	6076.30	6076.30			
Cauv Sav	6797.34	4717.14	4989.74	4956.92				
Sp-Asmnt	18.00	18.00	18.00	18.00				

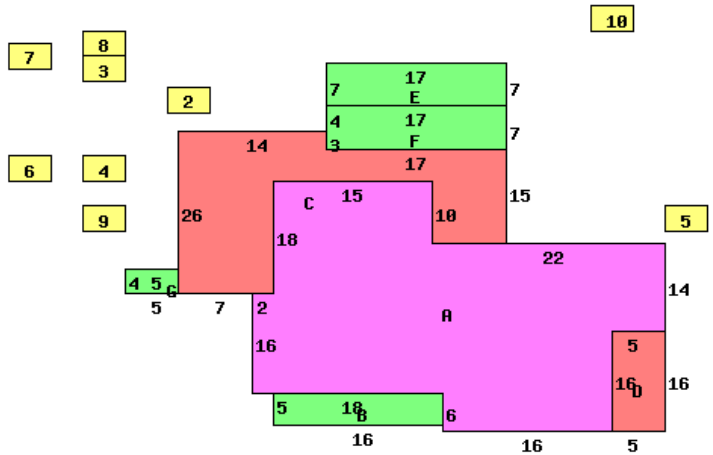
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1TB	F	M		1116		a	*MAIN
	OFP	P		80	2400	b	PORCH
1	F/C	A		429		c	ADDTN
1	F/C	A		80		d	ADDTN
	DK	P		119	1790	e	PORCH
	OFP	P		119	3570	f	PORCH
	DK	P		20	300	g	PORCH

#: 3, L/W
1424000030000 16.05a

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
303	4	2020-08-04	J & T SHERMAN FARM LLC ET	4WD	*	0	550460	85370
516	3	2011-12-19	J & T SHERMAN FARM LLC ET	3QC	*	0	309830	58800
124	3	2009-04-13	SHERMAN JOSEPH C & TAMMY	3WD		160000	229060	71710
931	1	1991-11-14		1UN	*	0	0	150630
219	0	1986-04-04			*	0	0	254830

Year	Land	Bldg	Total	Net Tax
2022	49710	35690	85400	4054.84
2021	49710	35690	85400	4069.26

project		ben acres	/ %	factor
500 HARDIN COUNTY LANDFILL	XA/2025			



20392 CR 120 43326

Occupancy 1 Single Family *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1T				
Floor Level	Main	FRAME	1625	124670
	Part Upper	FRAME	1116	45690
	Basement		1116	20790
	Subtotal			191150
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X	Extra Features	8060
Unfinished Wall	X	Total Value	199210
Floor/Carpet	X		
Floor/Tile-Lino	X	PUB ELECTRIC	
Number of Rooms	1 4 3	PRIV WATER	
Bedrooms	3	PRIV SEWER	
		PUB PAVED ST/RD	
Central Heat	A		
FORCED AIR		Neighborhood:	
Plumbing		Code:	1400
Standard	1	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	DWELLING	1TB F			2741		C	OLD/AV	199210	.55		138950
2	Garage	*SV	0	24X22	528			OLD/PR	400			400
3	Bank Barn			36X50	1800		D	OLD/FR	17280	.70		5180
4	Grain Bin	*PP		12X14	168		C	OLD/FR	0			0
5	Shed	*SV		12X20	240			OLD/FR	200			200
6	Grain Bin	*PP		26X12	312		C	1987FR	0			0
7	Pole Build		1	100X40	4000	2.00	C	2010AV	8000	.40		4800
8	Lean-To			28X40	1120		D	OLD/FR	7170	.70		2150
9	Shed	*SV		20X20	400			OLD/FR	200			200
10	Shed			10X18	180		D	OLD/FR	1730	.70		520

Tab #		S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	23.0304	8740	201290	2550	58730
C 2	BOB	BLOUNT SILT LOAM, 2	35.8211	8370	299820	2230	79880
C 39	PM	PEWAMO SILTY CLAY L	28.5635	9410	268780	3450	98540
W 1	BOA	BLOUNT SILT LOAM 0-	10.2059	5230	53380	230	2350
W 2	BOB	BLOUNT SILT LOAM, 2	.8673	4540	3940	230	200
W 39	PM	PEWAMO SILTY CLAY L	3.3292	7790	25930	230	770
670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
980	ROAD	ROAD	1.1826				
			104		874890	(100%)	262220
					306210	(35%)	91780

CAUV # 3735

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

14-240002.0000-v082020R