

GOSHEN TWP  
RIVERDALE SD

00140

Hardin County, Ohio  
Michael T. Bacon, Auditor

15-030002.0000  
A26

AGR  
2025

sale

Eff Rate:- 40.56 — 35.00 — 37.38 — 37.32 — a/r

2022 WATKINS FARMLAND STEW	2012-12-20			
2023 WATKINS FARMLAND STEW	2012-12-20			
2024 WATKINS FARMLAND STEW	2012-12-20			
2025 WATKINS FARMLAND STEWAR	2012-12-20	S 1/2 NW 1/4 S7	116.00A	
CR 195	17			
	\$0			

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	116.0000	116.0000	116.0000	116.0000	
Land100%	651230	711570	711570	711570	711560
Bldg100%					0
Totl100%	651230t	711570t	711570t	711570t	711560t
Cauv100%	171490	325340	325340	325340	325330
Tax Value:					
Land 35%	60020	113870	113870	113870	249050
Bldg 35%					0
Totl 35%	60020t	113870t	113870t	113870t	249050t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2220.56	3628.22	3899.60	3892.74	
Cauv Sav	6212.18	4307.22	4629.38	4621.24	
Sp-Asmnt	93.28	97.28	93.28	55.96	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
511	17	2012-12-20	WATKINS FARMLAND STEWARDS	17 *	0	369970	0
682	13	1995-07-26	WATKINS FARM AN OHIO PAR	QC *	0	113090	0
672	1	1991-08-26		1WD	126250	121200	0
415	0	1988-06-06		*	185000	0	121200
9	0	1986-01-06		*	0	0	243600

Year	Land	Bldg	Total	Net Tax
2021	60020	0	60020	2408.72
2020	60020	0	60020	2414.80

project 104 HAYES - TYMOCHTEE XA/2025 ben acres / % factor

CR 195

PUB PAVED ST/RD

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

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	29.5932	6030	178450	2660	78720
C 2	BOB BLOUNT SILT LOAM, 2	9.8006	5770	56550	2360	23130
C 12	FUA FULTON SILT LOAM 0-	15.4617	5240	81020	1770	27370
C 26	MF MILFORD SILTY CLAY	17.6937	6900	122090	3800	67240
C 39	PM PEWAMO SILTY CLAY L	35.5560	6490	230760	3560	126580
W 26	MF MILFORD SILTY CLAY	.4475	5740	2570	1910	860
C 51	WSTL WASTE LAND	.6619	120	80	50	30
980	ROAD ROAD	.7155				
C 2	BOB BLOUNT SILT LOAM, 2	.0382	5770	220	230	10
C 12	FUA FULTON SILT LOAM 0-	.0003	5240		230	
C 26	MF MILFORD SILTY CLAY	1.6628	6900	11470	230	380
C 39	PM PEWAMO SILTY CLAY L	4.3686	6490	28350	230	1010

Call Back: Sign: PSN Date: 2015-04-30 Lister: 116 711560 (100%) 325330 CAUV # 3797 249050 ( 35%) 113870 15-030002.0000-v082020R