LYNN TWP
KENTON SD 00250

Hardin County, Ohio
Michael T. Bacon, Auditor

26-040004.0000 AGR
F10 2025

sale

2022 FLINN FAMILY FARMS LL	2013-07-15	
2023 FLINN FAMILY FARMS LL	2013-07-15	
2024 FLINN FAMILY FARMS LL	2013-07-15	
2025 FLINN FAMILY FARMS LLC	2013-07-15 13433	94.655A
12074 CR 95	4QC	
	$0	

Eff Rate: 49.68 — 43.90 — 46.27 — 45.98 — a/r

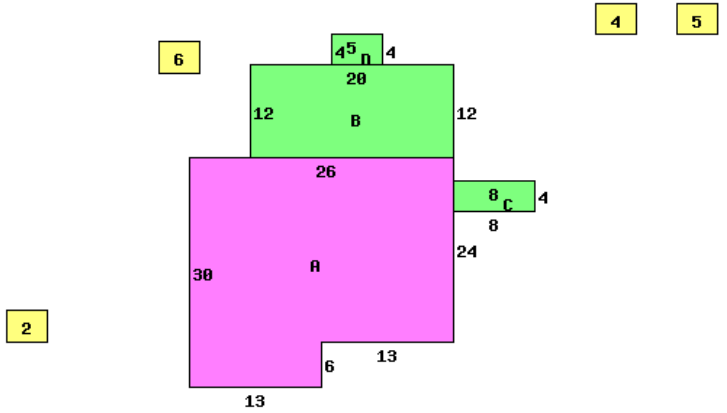
	2022	2023	2024	2025	CAMA
Tax Year					
Prop Cls	111	111	111	111	111
Acres	94.6550	94.6550	94.6550	94.6550	
Land100%	501630	549340	549340	549340	549340
Bldg100%	74200	87510	87510	87510	87510
Totl100%	575830t	636860t	636860t	636860t	636850t
Cauv100%	132970	255340	255340	255340	255340
Tax Value:					
Land 35%	46540	89370	89370	89370	192270
Bldg 35%	25970	30630	30630	30630	30630
Totl 35%	72510t	120000t	120000t	120000t	222900t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	3321.82	4844.02	5129.74	5095.28	
Cauv Sav	5911.10	4153.76	4398.74	4369.20	
Sp-Asmnt	269.76	227.72	284.64	368.70	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 BA	F	M		702		a	*MAIN
	EFP	P		240	9600	b	PORCH
	OFP	P		32	960	c	PORCH
	CAN	P		20	160	d	PORCH

#: 5, L/W

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
317	4	2013-07-15	FLINN FAMILY FARMS LLC	4QC *	0	280170	56110
32	1	1994-01-14	FLINN GARY L ETAL	1AF *	0	0	114510

Year	Land	Bldg	Total	Net Tax
2021	46540	25970	72510	3334.16
2020	46540	25970	72510	2887.44



12074 CR 95 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	702	88240
	Full Upper	FRAME	702	53000
	Qtr Story	FRAME	702	2900
	Basement		702	13270
	Subtotal			157410
Metal	Roof	MANSARD		

	B	1	2	U	A
Plaster/Drywall		X	X		
Panelled Wall		X			
Unfinished Wall	X			X	
Floor/Pine			X		
Floor/Carpet		X			
Floor/Tile-Lino		X			
Number of Rooms	1	4	3	1	
Bedrooms			3		
Central Heat		A			
Plumbing					
Standard		1			
Extra 3 Fixture		1			

Plumbing	2100
Extra Features	10720
Total Value	170230
PUB ELECTRIC	
PUB GAS	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Neighborhood:	
Code:	2600
Dwl/Gar/NC%	1.1100

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 BAF		1404		C-	1900AV	153210	.55		76530
2	CORNCRIB	*PP		0			OLD/	0			0
3	Shed	*SV 0	14X20	280			1900VP	200			200
4	Shed	*PP	4X4	16			OLD/	0			0
5	Pole Barn		40X60	2400		C	1990AV	28800	.65		10080
6	Quonset	*SV 0	40X52	2080			1960FR	700			700

Tab	#	S	O	I	L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-			20.8582	6030	125770	2660	55480
C	2	BOB	BLOUNT SILT LOAM, 2			38.4726	5770	221990	2360	90800
C	39	PM	PEWAMO SILTY CLAY L			24.9897	6490	162180	3560	88960
W	1	BOA	BLOUNT SILT LOAM 0-			6.2752	3610	22650	770	4830
W	2	BOB	BLOUNT SILT LOAM, 2			.5541	3130	1730	470	260
C	51	WSTL	WASTE LAND			.1982	120	20	50	10
	670	HSITE	HOMESITE			1.0000	15000	15000	15000	15000
	980	ROAD	ROAD			2.3070				
						94.655		549340	(100%)	255340
								192270	(35%)	89370

CAUV # 3868

Call Back: Sign: PSN Date: 2015-04-03 Lister:

26-040004.0000-v082020R