

LYNN TWP
KENTON SD

00250

Hardin County, Ohio
Michael T. Bacon, Auditor

26-110007.0000
D27

AGR
2025

sale

2022 BEERY ASHLEY J	2021-04-21			
2023 BEERY ASHLEY J	2021-04-21			
2024 SCARBROUGH FARMS FLP	2023-08-11			
2025 SCARBROUGH FARMS FLP	2023-08-11	VMS 6315	94.80A	
CR 130	1WD			
	\$1,185,000			

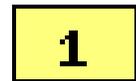
Eff Rate:-	49.68	43.90	46.27	45.98	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	199	199	199	199	199
Acres	94.8000	94.8000	94.8000	94.8000	
Land100%	517200	565060	565060	565060	565050
Bldg100%	4310	8630	8630	8630	8640
Totl100%	521510t	573690t	573690t	573690t	573690t
Cauv100%	132630	260400	260400	260400	260410
Tax Value:					
Land 35%	46420	91140	91140	91140	197770
Bldg 35%	1510	3020	3020	3020	3020
Totl 35%	47930t	94160t	94160t	94160t	200790t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2195.76	3800.92	4025.14	3998.10	
Cauv Sav	6166.26	4304.34	4558.20	4527.58	
Sp-Asmnt	271.96	225.02	274.18	368.06	

7-23-09 transfer on death to Ashley J Berry
261100080000 88.80a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
316	1	2023-08-11	SCARBROUGH FAR	1WD	1185000	517200	4310
162	1	2021-04-21	BEERY ASHLEY J	1AF *	0	517200	4310
210	1	2009-07-23	FRY JACK P & ASHLEY J BEE	1TD *	0	208460	1090

Year	Land	Bldg	Total	Net Tax
2021	46420	1510	47930	2203.94
2020	46420	1510	47930	1908.64

Project
902 MAIN DISTRICT CONSERVANCY XA/2025
156 MCCOY 937 - SCIOTO XA/2025
ben acres / % factor



CR 130

PUB PAVED ST/RD

Neighborhood:
Code: 2600
Dwl/Gar/NC% 1.1100

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1	Quonset	40X60	2400	Rate	C	Cond	Value	Dpr	Dpr	Value
Tab #	S O I L			Acres	Mkt/Ac	Market	Au/Ac	Cauv		
C 1	BOA BLOUNT SILT LOAM 0-			57.9632	6030	349520	2660	154180		
C 2	BOB BLOUNT SILT LOAM, 2			14.8477	5770	85670	2360	35040		
C 39	PM PEWAMO SILTY CLAY L			19.9800	6490	129670	3560	71130		
W 1	BOA BLOUNT SILT LOAM 0-			.0026	3610	10	770			
W 39	PM PEWAMO SILTY CLAY L			.0294	5370	160	1670	50		
C 51	WSTL WASTE LAND			.2064	120	20	50	10		
980	ROAD ROAD			1.7707						

Call Back: Sign: PSN Date: 2015-04-03 Lister: 26-110007.0000-v082020R