LYNN TWP
KENTON SD 00250

Hardin County, Ohio
Michael T. Bacon, Auditor

26-110007.0000 AGR
D27 2026

sale

| | | |
|---|---|---|
| 2023 BEERY ASHLEY J | 2021-04-21 | |
| 2024 SCARBROUGH FARMS FLP | 2023-08-11 | |
| 2025 SCARBROUGH FARMS FLP | 2023-08-11 | |
| 2026 SCARBROUGH FARMS FLP | 2023-08-11 VMS 6315 | 94.80A |
| CR 130 | 1WD | |
| | $1,185,000 | |

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

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 199 | 199 | 199 | 199 | 0 | 199 | 199 | 199 |
| Acres | 94.8000 | 94.8000 | 94.8000 | 94.8000 | 94.8000 | | | |
| Land100% | 565060 | 565060 | 565060 | 565060 | | 565060 | 819170 | 819170 |
| Bldg100% | 8630 | 8630 | 8630 | 8630 | | 8630 | 8630 | 8640 |
| Totl100% | 573690t | 573690t | 573690t | 573690t | | 573690t | 827800t | 827810t |
| Cauv100% | 260400 | 260400 | 260400 | 260400 | | 565060 | 819170 | 249870 |
| Tax Value: | | | | | | | | |
| Land 35% | 91140 | 91140 | 91140 | 91140 | | 91140 | 87450 | 286710 |
| Bldg 35% | 3020 | 3020 | 3020 | 3020 | | 3020 | 3020 | 3020 |
| Totl 35% | 94160t | 94160t | 94160t | 94160t | | 94160t | 90470t | 289730t |
| Hmstd35% | | | | | | | | |
| Owner Oc | | | | | | | | |
| Hmstd RB | | | | | | | | |
| Net Tax | 3800.92 | 4025.14 | 3998.10 | 3998.10 | 3998.10 | | | |
| Cauv Sav | 6166.26 | 4304.34 | 4558.20 | 4527.58 | | | | |
| Sp-Asmnt | 225.02 | 274.18 | 368.06 | 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:bldg |
|---|---|---|---|---|---|---|---|
| 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 |
|---|---|---|---|---|
| 2022 | 46420 | 1510 | 47930 | 2195.76 |
| 2021 | 46420 | 1510 | 47930 | 2203.94 |

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

1

CR 130

PUB PAVED ST/RD

Neighborhood:
Code: 2600
Dwl/Gar/NC% 1.4000

| | Bldg Type | SHB+Cons | DixHt FtxFt | Area | Unit Rate | Grade | Blt/Renov Cond | Replace Value | Phy Dpr | Fnc Dpr | True Value |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | Quonset | | 40X60 | 2400 | | C | 1965FR | 28800 | .70 | | 8640 |

| Tab | # | S O I L | | Acres | Mkt/Ac | Market | Au/Ac | Cauv |
|---|---|---|---|---|---|---|---|---|
| C | 1 | BOA | BLOUNT SILT LOAM 0- | 57.9632 | 8740 | 506600 | 2550 | 147810 |
| C | 2 | BOB | BLOUNT SILT LOAM, 2 | 14.8477 | 8370 | 124280 | 2230 | 33110 |
| C | 39 | PM | PEWAMO SILTY CLAY L | 19.9800 | 9410 | 188010 | 3450 | 68930 |
| W | 1 | BOA | BLOUNT SILT LOAM 0- | .0026 | 5230 | 10 | 230 | |
| W | 39 | PM | PEWAMO SILTY CLAY L | .0294 | 7790 | 230 | 230 | 10 |
| C | 51 | WSTL | WASTE LAND | .2064 | 170 | 40 | 50 | 10 |
| | 980 | ROAD | ROAD | 1.7707 | | | | |

| | | | | |
|---|---|---|---|---|
| 94.8 | 819170 | (100%) | 249870 | CAUV # 3830 |
| | 286710 | ( 35%) | 87450 | |

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