

MCDONALD TWP  
UPPER SCIOTO SD

00300

Hardin County, Ohio  
Michael T. Bacon, Auditor

31-230001.0000  
C22

AGR  
2025

sale

Eff Rate:- 44.45 — 40.66 — 39.34 — 39.29 — a/r

2022 WATKINS WM ALLEN & RI	1989-03-30			
2023 WATKINS WM ALLEN & RI	1989-03-30			
2024 WATKINS WM ALLEN & RI	1989-03-30			
2025 WATKINS WM ALLEN & RICH	1989-03-30	10972 14864	314.928A	
12471 CR 75	1UN			
KENTON OH 43326	\$0			

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	199	199	199	199	199
Acres	314.9300	314.9300	314.9300	314.9280	
Land100%	1784370	1949540	1949540	354260	354270
Bldg100%				21600	21600
Totl100%	1784370t	1949540t	1949540t	375860t	375870t
Cauv100%	529230	981310	981310	185510	185520

2026 WATKINS RICHARD M ETAL	2025-01-27			
12471 CR 75	6CT			
KENTON OH 43326				

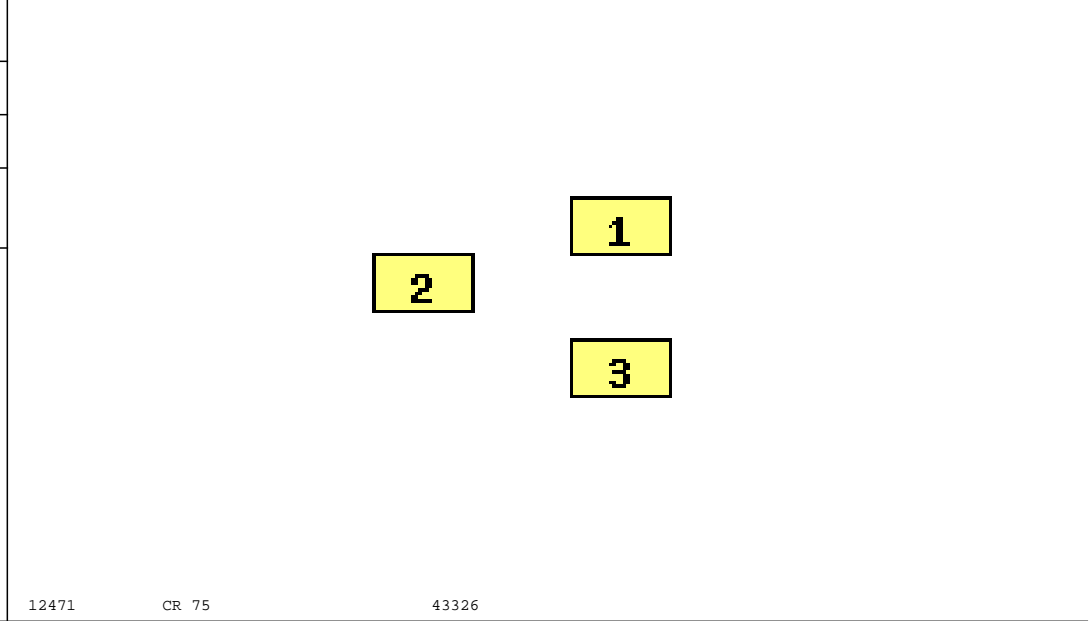
Tax Value:					
Land 35%	185230	343460	343460	64930	123990
Bldg 35%				7560	7560
Totl 35%	185230t	343460t	343460t	72490t	131550t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	7457.24	12768.94	12374.38	2608.12	
Cauv Sav	17685.92	12598.70	12209.36	2124.92	
Sp-Asmnt	1013.44	881.74	1166.78	1298.48	

2025 dupl parcel drawn in wrong and pole bldg moved here from parcel 31-230003 the silo and flat barn sit in the middle of the field closer to cr 130 SOILS FOR SOLAR FIELD BAO-72.5745 BOB-40.0878 PM-142.7360 PHASE II

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
46	6	2025-01-27	WATKINS RICHARD M ETAL	6CT *	0	1949540	0
231	1	1989-03-30		1UN *	0	0	416200

Year	Land	Bldg	Total	Net Tax
2021	185230	0	185230	7881.48
2020	185230	0	185230	7989.86

project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
137 FLAT BRANCH - SCIOTO			XA/2025
292 ROSE DITCH - SCIOTO RIVER MA			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025



12471 CR 75 43326

PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Neighborhood:	
Code:	3100
Dwl/Gar/NC%	1.1800

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 Silo	*NV	12X20	240			OLD/VP		0			0
2 Flat Barn	*NV	34X62	2108			OLD/VP		0			0
3 Pole Build		120X50	6000		C	OLD/FR		72000	.70		21600
4 ABATE2099	*740		0			2025		3064780			0
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
980	ROAD ROAD	3.9280									
C 1	BOA BLOUNT SILT LOAM 0-	10.8315	6030	65310	2660	28810					
C 2	BOB BLOUNT SILT LOAM, 2	2.2250	5770	12840	2360	5250					
C 39	PM PEWAMO SILTY CLAY L	42.5452	6490	276120	3560	151460					
910	SOLAR PANEL	255.3983									

314.928 354270 (100%) 185520 CAUV # 4675  
123990 ( 35%) 64930

Call Back: Sign: PSN Date: 2016-01-28 Lister: 31-230001.0000-v082020R