MCDONALD TWP
UPPER SCIOTO SD 00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-230001.0000 AGR
C22 2026

sale

2023	WATKINS WM ALLEN & RI	1989-03-30				
2024	WATKINS WM ALLEN & RI	1989-03-30				
2025	WATKINS WM ALLEN & RI	1989-03-30				
2026	WATKINS WM ALLEN & RICH	1989-03-30	10972	14864	314.928A	
	12471 CR 75	1UN				
		$0				
	KENTON OH 43326					

2027	WATKINS RICHARD M ETAL	2025-01-27				
	12471 CR 75	6CT				
	KENTON OH 43326					

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

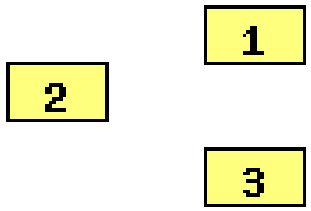
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	199	199	199	199	0	199	199	199
Acres	314.9300	314.9300	314.9280	314.9280	314.9280			
Land100%	1949540	1949540	354260	354260		354260	513630	513640
Bldg100%			21600	21600		21600	21600	21600
Totl100%	1949540t	1949540t	375860t	375860t		375860t	535230t	535240t
Cauv100%	981310	981310	185510	185510		354260	513630	179360
Tax Value:								
Land 35%	343460	343460	64930	64930		64930	62780	179770
Bldg 35%			7560	7560		7560	7560	7560
Totl 35%	343460t	343460t	72490t	72490t		72490t	70340t	187330t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	12768.94	12374.38	2608.12	2608.12	2608.12			
Cauv Sav	17685.92	12598.70	12209.36	2124.92				
Sp-Asmnt	881.74	1166.78	1298.48	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
2022	185230	0	185230	7457.24
2021	185230	0	185230	7881.48

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% 1.5500

	Bldg Type	SHB+Cons	DixHt FtxFt	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	*705		0			2025	3064780			0

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	10.8315	8740	94670	2550	27620
C	2	BOB	BLOUNT SILT LOAM, 2	2.2250	8370	18620	2230	4960
C	39	PM	PEWAMO SILTY CLAY L	42.5452	9410	400350	3450	146780
	910		SOLAR PANEL	255.3983				
	980	ROAD	ROAD	3.9280				
				314.928		513640	(100%)	179360
						179770	(35%)	62780

CAUV # 4675

Call Back: Sign: PSN Date: 2016-01-28 Lister: