

MCDONALD TWP  
UPPER SCIOTO SD

00300

Hardin County, Ohio  
Michael T. Bacon, Auditor

31-230002.0000  
C21.01

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	10312 ETC	144.00A	
12179 CR 75	LUN			
ALGER OH 45812	\$0			

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	199	199	199	199	199
Acres	144.0000	144.0000	144.0000	144.0000	
Land100%	832910	910000	910000	462570	462580
Bldg100%	1230	1830	1830	1830	1840
Totl100%	834140t	911830t	911830t	464400t	464420t
Cauv100%	230260	437710	437710	217890	217890

2026 WATKINS RICHARD M ETAL	2025-01-27			
12179 CR 75	6CT			
ALGER OH 45812				

Tax Value:					
Land 35%	80590	153200	153200	76260	161900
Bldg 35%	430	640	640	640	640
Totl 35%	81020t	153840t	153840t	76900t	162550t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	3261.80	5719.38	5542.62	2766.78	
Cauv Sav	8491.92	6145.44	5955.52	3081.26	
Sp-Asmnt	94.14	81.12	226.54	239.56	

SOILS FOR SOLAR FIELD BOA-30.0007 BOB=-6.5206 PM-33.7918 PO-1.4788 PHASE II

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
46	6	2025-01-27	WATKINS RICHARD M ETAL	6CT *	0	910000	1830
231	1	1989-03-30		LUN *	0	0	160310

Year	Land	Bldg	Total	Net Tax
2021	80590	430	81020	3447.38
2020	80590	430	81020	3494.80

Project  
902 MAIN DISTRICT CONSERVANCY XA/2025  
292 ROSE DITCH - SCIOTO RIVER MA XA/2025

ben acres / % factor

2

3

1

12179 CR 75 45812

PUB ELECTRIC  
PRIV WATER  
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 Flat Barn		40X48	1920		D	OLD/PR		18430	.80	.50	1840
2 Silo	*NV 0	16X20	320			OLD/PR		0			0
3 MH	*NV	12X68	0			OLD/		0			0
4 ABATE2099	*740		0			2025		861500			0

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
980	ROAD ROAD	1.2915				
C 1	BOA BLOUNT SILT LOAM 0-	3.4641	6030	20890	2660	9220
C 2	BOB BLOUNT SILT LOAM, 2	.8508	5770	4910	2360	2010
C 39	PM PEWAMO SILTY CLAY L	9.7885	6490	63530	3560	34850
C 40	PO PEWAMO VARIANT MUCK	37.0896	6490	240710	2920	108300
C 43	RO ROUNDHEAD MUCK	19.7236	6720	132540	3220	63510
910	SOLAR PANEL	71.7919				

144 462580 (100%) 217890 CAUV # 4675  
161900 (35%) 76260

Call Back: Sign: PSN Date: 2016-01-28 Lister: 31-230002.0000-v082020R