MCDONALD TWP
UPPER SCIOTO SD 00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-230002.0000 AGR
C21.01 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 10312 ETC 144.00A
12179 CR 75 1UN
$0

ALGER OH 45812

2027 WATKINS RICHARD M ETAL 2025-01-27
12179 CR 75 6CT

ALGER OH 45812

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

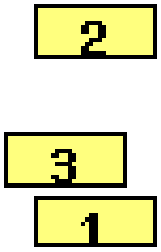
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	199	199	199	199	0	199	199	199
Acres	144.0000	144.0000	144.0000	144.0000	144.0000			
Land100%	910000	910000	462570	462570		462570	670630	670630
Bldg100%	1830	1830	1830	1830		1830	1830	1840
Totl100%	911830t	911830t	464400t	464400t		464400t	672460t	672470t
Cauv100%	437710	437710	217890	217890		462570	670630	208930
Tax Value:								
Land 35%	153200	153200	76260	76260		76260	73130	234720
Bldg 35%	640	640	640	640		640	640	640
Totl 35%	153840t	153840t	76900t	76900t		76900t	73770t	235360t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	5719.38	5542.62	2766.78	2766.78	2766.78			
Cauv Sav	8491.92	6145.44	5955.52	3081.26				
Sp-Asmnt	81.12	226.54	239.56	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:bldg
46	6	2025-01-27	WATKINS RICHARD M ETAL	6CT *	0	910000	1830
231	1	1989-03-30		1UN *	0	0	160310

Year	Land	Bldg	Total	Net Tax
2022	80590	430	81020	3261.80
2021	80590	430	81020	3447.38

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
292 ROSE DITCH - SCIOTO RIVER MA	XA/2025			



12179 CR 75 45812

PUB ELECTRIC
PRIV WATER
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	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	*705		0			2025	861500			0
5	ABATE2099	*705		0			2025	861500			0

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	3.4641	8740	30280	2550	8830
C	2	BOB	BLOUNT SILT LOAM, 2	.8508	8370	7120	2230	1900
C	39	PM	PEWAMO SILTY CLAY L	9.7885	9410	92110	3450	33770
C	40	PO	PEWAMO VARIANT MUCK	37.0896	9410	349010	2790	103480
C	43	RO	ROUNDHEAD MUCK	19.7236	9740	192110	3090	60950
	910		SOLAR PANEL	71.7919				
	980	ROAD	ROAD	1.2915				

144		670630	(100%)	208930	CAUV # 4675
		234720	(35%)	73130	

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