

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-140008.0000
F43

AGR
2025

sale

2022 WATKINS FARMLAND STEW
2023 WATKINS FARMLAND STEW
2024 WATKINS FARMLAND STEW
2025 WATKINS FARMLAND STEWAR
TR 179

2012-12-20
2012-12-20
2012-12-20
2012-12-20 NE 1/4 SE 1/4 14, PT W2
17 SE4 PT SE4 PT N2 NW4 S23
\$0 134.88A 33-140008.01 S/A

Eff Rate:- 49.60 — 43.46 — 45.84 — 45.76 — a/r

Tax Year 2022 2023 2024 2025
Prop Cls 110 110 110 110
Acres 134.8800 134.8800 134.8800 134.8800
Land100% 759200 829460 829460 829460
Bldg100% 0
Totl100% 759200t 829460t 829460t 829460t
Cauv100% 234140 427770 427770 427770
Tax Value:
Land 35% 81950 149720 149720 149720
Bldg 35%
Totl 35% 81950t 149720t 149720t 149720t
Hmstd35%
Owner 0c
Hmstd RB
Net Tax 3755.46 5994.12 6350.68 6344.78
Cauv Sav 8421.46 5628.62 5963.44 5957.86
Sp-Asmnt 135.04 153.05 141.05 126.03

CAMA
110
829470
829470t
427760

331400100000 19.61a
331400110000 75.276a

Sale#	#d	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
511	17	2012-12-20	WATKINS FARMLAND STEWARDS	17 *	0	437860	0
682	13	1995-07-26	WATKINS FARM AN OHIO PAR	QC *	0	39600	0
983	0	1987-11-23			200000	0	42510

Year	Land	Bldg	Total	Net Tax
2021	81950	0	81950	3769.38
2020	81950	0	81950	3264.48

p r o j e c t	ben acres	/ %	factor
104 HAYES - TYMOCHTEE			XA/2025
131 BLANCHARD RIVER MAINT			XA/2025
235 KELLOGG #983 - BLANCHARD			XA/2025
253 BAUGHMAN #1012 BLANCHARD RIV			XA/2025
921 BLANCHARD RIVER MAINT			XA/2023
306 BLOOM #1043 - BLANCHARD			XA/2025
332 LONG #1097 - BLANCHARD RIVER			XA/2025

TR 179

PUB PAVED ST/RD

Neighborhood:
Code: 3300
Dwl/Gar/NC% 1.3400

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	34.4593	6030	207790	2660	91660
C 2	BOB BLOUNT SILT LOAM, 2	3.4657	5770	20000	2360	8180
C 39	PM PEWAMO SILTY CLAY L	91.3748	6490	593020	3560	325290
W 1	BOA BLOUNT SILT LOAM 0-	.2007	3610	720	770	160
W 39	PM PEWAMO SILTY CLAY L	1.4777	5370	7940	1670	2470
980	ROAD ROAD	3.9018				

134.88	829470	(100%)	427760	CAUV # 3797
	290310	(35%)	149720	

Call Back: Sign: PSN Date: 2015-11-23 Lister: 33-140008.0000-v082020R