

PLEASANT TWP  
KENTON SD

00320

Hardin County, Ohio  
Michael T. Bacon, Auditor

33-140008.0000  
F43

AGR  
2025

sale

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

2022 WATKINS FARMLAND STEW	2012-12-20
2023 WATKINS FARMLAND STEW	2012-12-20
2024 WATKINS FARMLAND STEW	2012-12-20
2025 WATKINS FARMLAND STEWAR	2012-12-20 NE 1/4 SE 1/4 14, PT W2
TR 179	17 SE4 PT SE4 PT W2 NW4 S23
	\$0 134.88A 33-140008.01 S/A

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	134.8800	134.8800	134.8800	134.8800	
Land100%	759200	829460	829460	829460	829470
Bldg100%					0
Totl100%	759200t	829460t	829460t	829460t	829470t
Cauv100%	234140	427770	427770	427770	427760
Tax Value:					
Land 35%	81950	149720	149720	149720	290310
Bldg 35%					0
Totl 35%	81950t	149720t	149720t	149720t	290310t
Hmstd35%					
Owner Oc					
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	

331400100000 19.61a  
331400110000 75.276a

Sale#	#p	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

project	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