

MCDONALD USV RHD FIRE DISTRICT

00305

Hardin County, Ohio
Michael T. Bacon, Auditor

45-280008.0000
H09

AGR
2025

sale

Eff Rate:- 44.45 — 40.66 — 39.34 — 39.29 — a/r

2022 WATKINS RICHARD M ETA
 2023 WATKINS RICHARD M ETA
 2024 WATKINS RICHARD M ETA
 2025 WATKINS RICHARD M ETAL
 14809 TR 55 (REAR)
 KENTON OH 43326

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	199	199	199	199	199
Acres	543.1000	543.1000	542.1000	542.1000	2865600
Land100%	2623060	2870690	2865600	2865600	15130
Bldg100%	10090	15140	15140	15140	2880730t
Totl100%	2633140t	2885830t	2880740t	2880740t	1143100
Cauv100%	549800	1144800	1143110	1143110	

2026 WATKINS RICHARD M ETAL
 14809 TR 55 REAR
 KENTON OH 43326

Tax Value:	192430	400680	400090	400090	1002960
Land 35%	3530	5300	5300	5300	5300
Bldg 35%	195960t	405980t	405390t	405390t	1008260t
Totl 35%					
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	7889.22	15093.28	14605.62	14585.56	
Cauv Sav	29213.76	22457.40	21720.56	21690.68	
Sp-Asmnt	1177.30	1219.70	991.44	991.44	

452800070000 117.05a
 452800250000 87.00a
 452800260000 88.00a
 452800270000 38.46a
 452800280000 7.00a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
46	6	2025-01-27	WATKINS RICHARD M ETAL	6CT *	0	2865600	15140

Year	Land	Bldg	Total	Net Tax
2021	192430	3530	195960	8338.04
2020	192430	3530	195960	8452.70

project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
135 BADER #888 SCIOTO RIVER MCDO			XA/2025
298 HUGHES #1053 - SCIOTO RIVER			XA/2025

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4

8

2

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14809 TR 55 (REAR) 43326

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	POND	*5.10A	0	0			OLD/	0	0			0
2	Grain Bin	*PP	0	0			OLD/VP	0	0			0
3	Grain Bin	*PP	0	0			OLD/VP	0	0			0
4	Crib/Grana	*NV	16X15	240			OLD/VP	0	0			0
5	Dairy Barn	*NV	0 48X72	0			OLD/VP	0	0			0
6	Grain Bin	*PP	0	0		C	1978AV	0	0			0
7	Pole Build		54X54	2916		C	1985AV	34990	.65			12250
8	Pole Build		30X50	1500		D	1966PR	11520	.75			2880 1 SIDE OPN

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 2	BOB BLOUNT SILT LOAM, 2	39.5869	5770	228420	2360	93430
C 4	CA CARLISLE MUCK	81.2263	7410	601890	3140	255050
C 14	GWB GLYNWOOD SILT LOAM	62.0809	5400	335240	1750	108640
C 15	GYB2 GLYNWOOD CLAY LOAM	3.8094	5020	19120	1230	4690
C 16	GYC2 GLYNWOOD CLAY LOAM	39.3450	4750	186890	1050	41310
C 23	LN LINWOOD MUCK	29.6705	6490	192560	2740	81300
C 25	MC MCGUFFEY MUCK	1.5764	6240	9840	2800	4410
C 26	MF MILFORD SILTY CLAY	5.6181	6900	38760	3800	21350
C 28	MO MONTGOMERY SILTY CL	34.0522	5880	200230	3000	102160
C 30	MRD2 MORLEY CLAY LOAM 12	15.7522	4670	73560	350	5510
C 37	OT OLENTANGY SILT LOAM	5.0038	4750	23770	1440	7210
C 39	PM PEWAMO SILTY CLAY L	75.2435	6490	488330	3560	267870
C 43	RO ROUNDHEAD MUCK	11.4890	6720	77210	3220	37000
C 51	WSTL WASTE LAND	15.0000	120	1800	50	750
W 2	BOB BLOUNT SILT LOAM, 2	7.3657	3130	23050	470	3460
W 4	CA CARLISLE MUCK	19.1124	5100	97470	1250	23890
W 14	GWB GLYNWOOD SILT LOAM	12.8769	2830	36440	750	9660
W 15	GYB2 GLYNWOOD CLAY LOAM	8.5811	1830	15700	230	1970
W 16	GYC2 GLYNWOOD CLAY LOAM	15.9422	1460	23280	230	3670
W 23	LN LINWOOD MUCK	.7469	4310	3220	850	640
W 28	MO MONTGOMERY SILTY CL	11.1535	4760	53090	1560	17400
W 30	MRD2 MORLEY CLAY LOAM 12	22.8731	420	9610	230	5260
W 39	PM PEWAMO SILTY CLAY L	11.8536	5370	63650	1670	19800
W 40	PO PEWAMO VARIANT MUCK	7.6433	4560	34850	1030	7870