

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	
2024 WATKINS RICHARD M ETA	
2025 WATKINS RICHARD M ETAL	13360 ETC 542.10A
14809 TR 55 (REAR)	
KENTON OH 43326	\$0

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	199	199	199	199	199	199
Acres	543.1000	543.1000	542.1000	542.1000	542.1000	
Land100%	2623060	2870690	2865600	2865600	1143110	2865600
Bldg100%	10090	15140	15140	15140	15140	15130
Totl100%	2633140t	2885830t	2880740t	2880740t	1158260t	2880730t
Cauv100%	549800	1144800	1143110	1143110		1143100

2026 WATKINS RICHARD M ETAL	2025-01-27
14809 TR 55 REAR	6CT
KENTON OH 43326	

Tax Value:						
Land 35%	192430	400680	400090	400090	400090	1002960
Bldg 35%	3530	5300	5300	5300	5300	5300
Totl 35%	195960t	405980t	405390t	405390t	405390t	1008260t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	7889.22	15093.28	14605.62	14585.56	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

5

4

8

2

7

3

6

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/VP	0			0
2 Grain Bin	*PP	0	0			OLD/VP	0			0
3 Grain Bin	*PP	0	0			OLD/VP	0			0
4 Crib/Grana	*NV	16X15	240			OLD/VP	0			0
5 Dairy Barn	*NV	0 48X72	0			OLD/VP	0			0
6 Grain Bin	*PP	0	0		C	1978AV	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