MCDONALD USV RHD FIRE DISTRICT 00305

Hardin County, Ohio
Michael T. Bacon, Auditor

45-280008.0000 AGR
H09 2026

sale

2023 WATKINS RICHARD M ETA
2024 WATKINS RICHARD M ETA
2025 WATKINS RICHARD M ETA
2026 WATKINS RICHARD M ETAL 13360 ETC 542.10A
14809 TR 55 (REAR)
$0
KENTON OH 43326

2027 WATKINS RICHARD M ETAL 2025-01-27
14809 TR 55 REAR 6CT
KENTON OH 43326

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

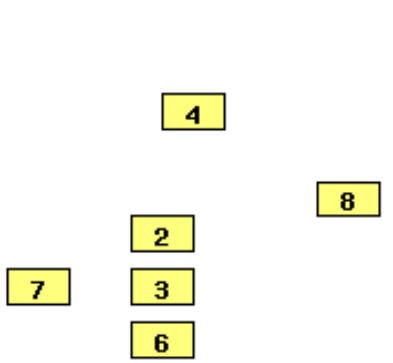
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	199	199	199	199	0	199	199	199
Acres	543.1000	542.1000	542.1000	542.1000	542.1000			
Land100%	2870690	2865600	2865600	2865600		2865600	4155110	4155100
Bldg100%	15140	15140	15140	15140		15140	15140	15130
Totl100%	2885830t	2880740t	2880740t	2880740t		2880740t	4170260t	4170230t
Cauv100%	1144800	1143110	1143110	1143110		2865600	4155110	1039310
Tax Value:								
Land 35%	400680	400090	400090	400090		400090	363760	1454290
Bldg 35%	5300	5300	5300	5300		5300	5300	5300
Totl 35%	405980t	405390t	405390t	405390t		405390t	369060t	1459580t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	15093.28	14605.62	14585.56	14585.56	14585.56			
Cauv Sav	29213.76	22457.40	21720.56	21690.68				
Sp-Asmnt	1219.70	991.44	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:bldg
46	6	2025-01-27	WATKINS RICHARD M ETAL	6CT *	0	2865600	15140

Year	Land	Bldg	Total	Net Tax
2022	192430	3530	195960	7889.22
2021	192430	3530	195960	8338.04

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			



14809 TR 55 (REAR) 43326

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	POND	*5.10A		0			OLD/	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		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	8370	331340	2230	88280
C	4	CA			CARLISLE MUCK	81.2263	10740	872370	3010	244490
C	14	GWB			GLYNWOOD SILT LOAM	62.0809	7830	486090	1630	101190
C	15	GYB2			GLYNWOOD CLAY LOAM	3.8094	7280	27730	1110	4230
C	16	GYC2			GLYNWOOD CLAY LOAM	39.3450	6890	271090	870	34230
C	23	LN			LINWOOD MUCK	29.6705	9410	279200	2610	77440
C	25	MC			MCGUFFEY MUCK	1.5764	9050	14270	2640	4160
C	26	MF			MILFORD SILTY CLAY	5.6181	10010	56240	3680	20680
C	28	MO			MONTGOMERY SILTY CL	34.0522	8530	290470	2890	98410
C	30	MRD2			MORLEY CLAY LOAM 12	15.7522	6770	106640	630	9920
C	37	OT			OLENTANGY SILT LOAM	5.0038	6890	34480	1270	6360
C	39	PM			PEWAMO SILTY CLAY L	75.2435	9410	708040	3450	259590
C	43	RO			ROUNDHEAD MUCK	11.4890	9740	111900	3090	35500
C	51	WSTL			WASTE LAND	15.0000	170	2550	50	750
W	2	BOB			BLOUNT SILT LOAM, 2	7.3657	4540	33440	230	1690
W	4	CA			CARLISLE MUCK	19.1124	7400	141430	230	4400
W	14	GWB			GLYNWOOD SILT LOAM	12.8769	4100	52800	230	2960
W	15	GYB2			GLYNWOOD CLAY LOAM	8.5811	2650	22740	230	1970
W	16	GYC2			GLYNWOOD CLAY LOAM	15.9422	2120	33800	230	3670
W	23	LN			LINWOOD MUCK	.7469	6250	4670	230	170
W	28	MO			MONTGOMERY SILTY CL	11.1535	6900	76960	230	2570
W	30	MRD2			MORLEY CLAY LOAM 12	22.8731	610	13950	230	5260
W	39	PM			PEWAMO SILTY CLAY L	11.8536	7790	92340	230	2730
W	40	PO			PEWAMO VARIANT MUCK	7.6433	6610	50520	230	1760