MCDONALD USV RHD FIRE DISTRICT 00305

Hardin County, Ohio
Michael T. Bacon, Auditor

45-330021.0000 AGR
K35 2024

sale

2021	HOLBROOK FARMS FAMILY	2008-12-17
2022	HOLBROOK FARMS FAMILY	2008-12-17
2023	HOLBROOK FARMS FAMILY	2008-12-17
2024	HOLBROOK FARMS FAMILY L	2008-12-17 12279 54.01A
	4837 CR 200	2WD
		$182,194

Orig Tax Year 2009
Parent: 45-330004.0000

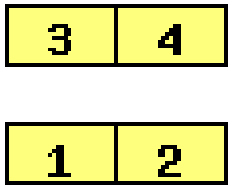
Eff Rate: – 46.98 — 44.45 — 40.66 — 39.34 — a/r

Tax Year	2021	2022	2023	2024	CAMA
Prop Cls	199	199	199	199	199
Acres	54.0100	54.0100	54.0100	54.0100	
Land100%	273860	273860	299290	299290	299290
Bldg100%	158060	158060	192170	192170	192160
Totl100%	431910t	431910t	491460t	491460t	491450t
Cauv100%	52310	52310	118800	118800	118810
Tax Value:					
Land 35%	18310	18310	41580	41580	104750
Bldg 35%	55320	55320	67260	67260	67260
Totl 35%	73630t	73630t	108840t	108840t	172010t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	3132.94	2964.30	4046.40	3921.34	
Cauv Sav	3299.30	3121.72	2348.50	2275.92	
Sp-Asmnt	15.50	15.50	15.50	15.50	

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
610	2	2008-12-17	HOLBROOK FARMS FAMILY LI	2WD	182194	0	0
609	3	2008-12-17	DUTTON JAMES L & PATRICI	3FD	734025	0	0

Year	Land	Bldg	Total	Net Tax
2020	18310	55320	73630	3176.02
2019	34380	55320	89700	3563.14

p r o j e c t	ben acres	/ %	factor
227 REED #979 - LITTLE MIAMI XA/2024			



4837 CR 200

PUB PAVED ST/RD
Topo: ROLLING

Neighborhood:
Code: 3100
Dwl/Gar/NC% 1.1800

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value	
1	Hog House	2	246X78	19188		C	2011AV	287820	.35		187080	
2	Lean-To		12X26	312		C	2011AV	2500	.35		1630	
3	Pole Build		15X46	690		D	2011AV	5300	.35		3450	1 SIDE OPN
4	Shed	*PP	10X12	120			2017AV	0			0	

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	.6472	6030	3900	2660	1720
C	2	BOB	BLOUNT SILT LOAM, 2	45.1776	5770	260670	2360	106620
C	14	GWB	GLYNWOOD SILT LOAM	4.0926	5400	22100	1750	7160
C	39	PM	PEWAMO SILTY CLAY L	.3628	6490	2350	3560	1290
W	2	BOB	BLOUNT SILT LOAM, 2	2.3252	3130	7280	470	1090
W	39	PM	PEWAMO SILTY CLAY L	.5569	5370	2990	1670	930
	980	ROAD	ROAD	.8477				

54.01	299290	(100%)	118810	CAUV # 2401
	104750	(35%)	41580	

Call Back: Sign: PSN Date: 2014-10-30 Lister: 45-330021.0000-v082020R