MCDONALD USV RHD FIRE DISTRICT 00305

Hardin County, Ohio
Michael T. Bacon, Auditor

45-330021.0000 AGR
K35 2026

sale

2023 HOLBROOK FARMS FAMILY	2008-12-17	
2024 HOLBROOK FARMS FAMILY	2008-12-17	
2025 HOLBROOK FARMS FAMILY	2008-12-17	
2026 HOLBROOK FARMS FAMILY L	2008-12-17 12279	54.01A
4837 CR 200	2WD	
	$182,194	

Orig Tax Year 2009
Parent: 45-330004.0000

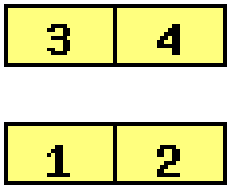
Eff Rate:- 40.66 — 39.34 — 39.29 — 39.29 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	199	199	199	199	0	199	199	199
Acres	54.0100	54.0100	54.0100	54.0100	54.0100			
Land100%	299290	299290	299290	299290		299290	434170	434160
Bldg100%	192170	192170	192170	192170		192170	192170	192160
Totl100%	491460t	491460t	491460t	491460t		491460t	626340t	626320t
Cauv100%	118800	118800	118800	118800		299290	434170	110990
Tax Value:								
Land 35%	41580	41580	41580	41580		41580	38850	151960
Bldg 35%	67260	67260	67260	67260		67260	67260	67260
Totl 35%	108840t	108840t	108840t	108840t		108840t	106110t	219210t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	4046.40	3921.34	3915.96	3915.96	3915.96			
Cauv Sav	3121.72	2348.50	2275.92	2272.80				
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
2022	18310	55320	73630	2964.30
2021	18310	55320	73630	3132.94

project		ben acres	/ %	factor
227 REED #979 - LITTLE MIAMI	XA/2025			



4837 CR 200

PUB PAVED ST/RD
Topo: ROLLING

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	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	8740	5660	2550	1650
C	2	BOB	BLOUNT SILT LOAM, 2	45.1776	8370	378140	2230	100750
C	14	GWB	GLYNWOOD SILT LOAM	4.0926	7830	32050	1630	6670
C	39	PM	PEWAMO SILTY CLAY L	.3628	9410	3410	3450	1250
W	2	BOB	BLOUNT SILT LOAM, 2	2.3252	4540	10560	230	540
W	39	PM	PEWAMO SILTY CLAY L	.5569	7790	4340	230	130
	980	ROAD	ROAD	.8477				
				54.01		434160	(100%)	110990
						151960	(35%)	38850

CAUV # 2401

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