BUCK TWP
KENTON SD 00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-120023.0000 AGR
K40 2026

sale

2023 SCHARF FARM LLC	2011-12-09			
2024 SCHARF FARM LLC	2011-12-09			
2025 SCHARF FARM LLC	2011-12-09			
2026 SCHARF FARM LLC	2011-12-09	10030	184.00A	
SR 31 REAR	4QC			
	$0			

2027 DJ WAGNER ACRES LLC AND	2025-10-10			
SR 31 REAR	3WD			

Eff Rate:– 43.46 — 45.84 — 45.54 — 45.54 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	110	110	110	110	0	110	110	110
Acres	184.0000	184.0000	184.0000	184.0000	184.0000			
Land100%	1115940	1115940	1115940	1115940		1115940	1617940	1617930
Bldg100%				0				
Totl100%	1115940t	1115940t	1115940t	1115940t		1115940t	1617940t	1617930t
Cauv100%	551460	551460	551460	551460		1115940	1617940	526360
Tax Value:								
Land 35%	193010	193010	193010	193010		193010	184230	566280
Bldg 35%								0
Totl 35%	193010t	193010t	193010t	193010t		193010t	184230t	566280t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	7725.94	8185.58	8130.30	8130.30	8130.30			
Cauv Sav	11655.66	7908.52	8378.98	8322.38				
Sp-Asmnt	126.57	207.68	207.68	207.68				

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
455	3	2025-10-10	DJ WAGNER ACRES LLC &	3WD	2300000	1115940	0
497	4	2011-12-09	SCHARF FARM LLC	4QC *	0	583400	0
496	4	2011-12-09	SCHARF TIMOTHY TRUSTEE	4QC *	0	583400	0

Year	Land	Bldg	Total	Net Tax
2022	102560	0	102560	4689.52
2021	102560	0	102560	4706.70

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
172 LINKE #963	XA/2025			
246 FULTON DITCH SCIOTO RIVER MA	XA/2025			

SR 31 REAR

PRIV WATER
PUB PAVED ST/RD

Neighborhood:
Code: 400
Dwl/Gar/NC% 1.8000

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	58.6162	8740	512310	2550	149470
C	2	BOB	BLOUNT SILT LOAM, 2	14.2401	8370	119190	2230	31760
C	17	HKA	HASKINS SILT LOAM 0	5.8335	8560	49930	2830	16510
C	19	KAB	KENDALLVILLE SILT L	2.6848	8410	22580	1990	5340
C	39	PM	PEWAMO SILTY CLAY L	90.8478	9410	854880	3450	313430
W	1	BOA	BLOUNT SILT LOAM 0-	.3400	5230	1780	230	80
W	8	EE	EEL SILT LOAM, OCCA	2.3541	5790	13630	230	540
W	17	HKA	HASKINS SILT LOAM 0	.5700	5840	3330	230	130
W	39	PM	PEWAMO SILTY CLAY L	1.2900	7790	10050	230	300
C	51	WSTL	WASTE LAND	3.5400	170	600	50	180
C	8	EE	EEL SILT LOAM, OCCA	3.6835	8050	29650	2340	8620
				184		1617930	(100%)	526360
						566280	(35%)	184230

CAUV # 3866

Call Back: Sign: PSN Date: 2015-07-16 Lister:

04-120023.0000-v082020R