

BUCK TWP
KENTON SD

00040

REAL PROPERTY RECORD

09:52 AM

Hardin County, Ohio
Michael T. Bacon, Auditor

04-210007.0000
B13

RES
2025

sale		Eff Rate:- 49.50 — 43.46 — 45.84 — 45.54 — a/r			
2022 RAMIREZ MARK	2021-08-12	Tax Year	2022	2023	2024
2023 RAMIREZ MARK	2021-08-12	Prop Cls	110	110	110
2024 RAMIREZ MARK	2021-08-12	Acres	.8850	.8850	.8850
2025 RAMIREZ MARK	2021-08-12 10032 .885A	Land100%	4890	5340	5340
CR 160	2WD	Bldg100%			0
	\$22,500	Totl100%	4890t	5340t	4430t
		Cauv100%	1170	2340	2340
Orig Tax Year 2003		Tax Value:			
Parent: 04-210005.0000		Land 35%	410	820	820
		Bldg 35%			1550
		Totl 35%	410t	820t	1550t
		Hmstd35%			1550t
		Owner 0c			
		Hmstd RB			
		Net Tax	18.76	32.82	34.78
			59.44	42.02	44.54
		Sp-Asmnt	3.45	3.45	6.36

new parcel set up because on the gis engineers office found that this was in a different school district. acreage taken from parcel 05-210005									
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg		
458	2	2025-10-14	GAMMON SCOT A JR & ASHLEY	2SD	25000	5340	0		
407	1	2021-08-12	RAMIREZ MARK	2WD	22500	4890	0		
209	8	2018-05-14	CIRCLE R CORP	8WD	1527000	44090	0		
413	19	2013-09-04	DJ WAGNER ACRES LLC AND	19 *	0	46400	0		
412	19	2013-09-04	DJ WAGNER ACRES LLC	19 *	0	46400	0		
357	5	2011-08-30	WAGNER DANIEL J & MARY TR	5FD	675000	29200	0		
Year		Land	Bldg	Total	Net Tax				
2021		410	0	410	18.82				
2020		410	0	410	16.28				
p r o j e c t						ben acres	/ %	factor	
902 MAIN DISTRICT CONSERVANCY									

PUB ELECTRIC PRIV WATER PRIV SEWER PUB PAVED ST/RD									
Neighborhood:		small acreage	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value
Code:			.8850				5000	5000	4430
Dwl/Gar/NC%									4430
400									
1.2500									