

CESSNA TWP
KENTON SD

00070

Hardin County, Ohio
Michael T. Bacon, Auditor

07-250009.0000
J10

AGR
2025

sale

Eff Rate:- 49.57 — 43.43 — 45.81 — 45.51 — a/r

2022	WELLS RAYMOND E & JUD	2019-08-21			
2023	WELLS RAYMOND E & JUD	2019-08-21			
2024	WELLS RAYMOND E & JUD	2019-08-21			
2025	WELLS RAYMOND E & JUDIT	2019-08-21	PT W2 SW4 S25	77.597A	
	11270 CR 106		3CT		
	KENTON OH 43326		\$0		

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	199	199	199	199	199
Acres	77.5970	77.5970	77.5970	77.5970	
Land100%	370710	406430	406430	406430	406420
Bldg100%	17460	19740	19740	19740	19730
Totl100%	388170t	426170t	426170t	426170t	426150t
Cauv100%	81200	169400	169400	169400	169390
Tax Value:					
Land 35%	28420	59290	59290	59290	142250
Bldg 35%	6110	6910	6910	6910	6910
Totl 35%	34530t	66200t	66200t	66200t	149150t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1578.26	2644.38	2802.12	2783.08	
Cauv Sav	4631.42	3313.86	3511.54	3487.66	
Sp-Asmnt	14.39	14.39	62.52	62.52	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
295	3	2019-08-21	WELLS RAYMOND E & JUDITH	3CT *	0	370110	17460
559	3	2000-09-22	WELLS RAYMOND E & DANIEL	3CC	7200	113710	33340
344	3	2000-08-11	VERMAATEN CAROLYN ETAL	3CC *	0	113710	33340
343	3	2000-08-11	VERMAATEN CAROLYN ETAL	3CC *	0	113710	33340
874	1	1990-10-30		1UN *	0	113710	104600

Year	Land	Bldg	Total	Net Tax
2021	28420	6110	34530	1584.04
2020	28420	6110	34530	1371.24

project 902 MAIN DISTRICT CONSERVANCY XA/2025 ben acres / % factor

1

3

2

11270 CR 106 43326

PUB ELECTRIC
PRIV WATER
PRIV SEWER
PUB PAVED ST/RD
Topo: ROLLING

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace	Phy Dpr	Fnc Dpr	True Value
1 Shed	*PP		0			OLD/		0			0
2 Pole Build	M	42X72	3024		C	2001AV		43850	.55		19730
3 POND	*.68AC		0			OLD/GD		0			0

Neighborhood:
Code: 700
Dwl/Gar/NC% 1.1900

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 2	BOB BLOUNT SILT LOAM, 2	51.0708	5770	294680	2360	120530
C 14	GWB GLYNWOOD SILT LOAM	4.3293	5400	23380	1750	7580
C 16	GVC2 GLYNWOOD CLAY LOAM	1.0922	4750	5190	1050	1150
C 44	SA SARANAC SLTY CLAY L	5.8895	6390	37630	2770	16310
C 50	WE WESTLAND CLAY LOAM	.7554	7650	5780	4060	3070
C 51	WSTL WASTE LAND	5.6000	120	670	50	280
W 2	BOB BLOUNT SILT LOAM, 2	.1965	3130	620	470	90
W 44	SA SARANAC SLTY CLAY L	6.1131	3840	23470	880	5380
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000
980	ROAD ROAD	1.5502				

77.597 406420 (100%) 169390 CAUV # 3029
142250 (35%) 59290

Call Back: Sign: PSN Date: 2015-04-17 Lister: 07-250009.0000-v082020R