

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 | 72000 | 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 | 0 | 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 Value | 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: 700
Code: 1.1900
Dwl/Gar/NC%

| 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