

sale

2022 HENSEL D E & R L  
2023 D & R AG LLC  
2024 D & R AG LLC  
2025 D & R AG LLC  
9174 SR 701

2022-01-26  
2022-01-26  
2022-01-26 PT NW 1/4 S3 40.00A  
40

\$0

KENTON OH 43326

Eff Rate:- 48.94 — 39.01 — 41.29 — 41.13 — a/r

|          |         |         |         |         |         |
|----------|---------|---------|---------|---------|---------|
| Tax Year | 2022    | 2023    | 2024    | 2025    | 2025    |
| Prop Cls | 111     | 111     | 111     | 111     | 111     |
| Acres    | 40.0000 | 40.0000 | 40.0000 | 40.0000 | 40.0000 |
| Land100% | 218000  | 239490  | 239490  | 239490  | 112910  |
| Bldg100% | 259060  | 290860  | 290860  | 290860  | 290860  |
| Totl100% | 477060t | 530340t | 530340t | 530340t | 403770t |
| Cauv100% | 59140   | 112910  | 112910  | 112910  |         |

CAMA  
111  
239480  
378860  
618340t  
112920

Tax Value:

|          |         |         |         |         |         |
|----------|---------|---------|---------|---------|---------|
| Land 35% | 20700   | 39520   | 39520   | 39520   | 39520   |
| Bldg 35% | 90670   | 101800  | 101800  | 101800  | 101800  |
| Totl 35% | 111370t | 141320t | 141320t | 141320t | 141320t |
| Hmstd35% | 95080   | 107050  | 107050  | 107050  | 107050  |
| Owner Oc | 105.48  | 95.40   | 95.06   | 94.64   | 94.64   |
| Hmstd RB |         |         |         |         |         |
| Net Tax  | 4850.40 | 4913.72 | 5238.82 | 5218.22 | 5218.22 |
| Cauv Sav | 2474.16 | 1570.24 | 1672.02 | 1665.44 |         |
| Sp-Asmnt | 106.06  | 146.70  | 139.96  | 153.44  |         |

83820  
132600  
216420t

hmstd 5250 l 101800 b

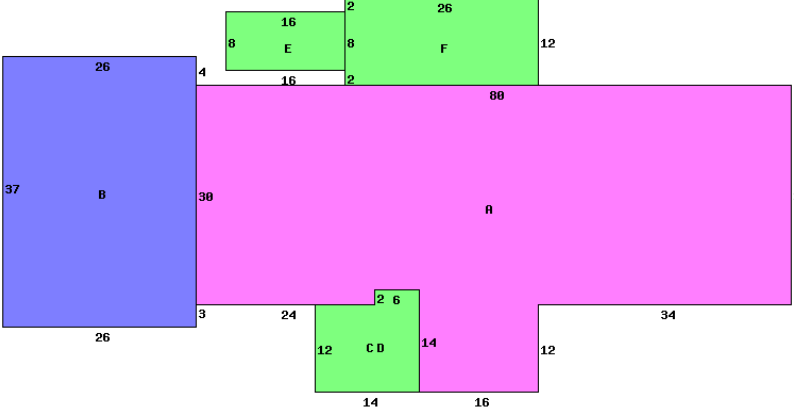
|             |                                             |                               |      |                                                  |                                              |
|-------------|---------------------------------------------|-------------------------------|------|--------------------------------------------------|----------------------------------------------|
| SHB+<br>1 B | CONS<br>B<br>B3<br>STP<br>RFX<br>PAT<br>OFF | TYPE<br>M<br>G<br>P<br>P<br>P | FACT | SQ-FT<br>2580<br>962<br>180<br>180<br>128<br>312 | VALUE<br>26940<br>720<br>1900<br>380<br>9360 |
|-------------|---------------------------------------------|-------------------------------|------|--------------------------------------------------|----------------------------------------------|

a \*MAIN  
b GRAGE  
c PORCH  
d PORCH  
e PORCH  
f PORCH

| Sale# | #p | sale date  | To              | Type/Invalid? | Sale\$ | co:land | co:bldg |
|-------|----|------------|-----------------|---------------|--------|---------|---------|
| 54    | 40 | 2022-01-26 | D & R AG LLC    | 40 *          | 0      | 218000  | 259060  |
| 53    | 40 | 2022-01-26 | HENSEL ROXIE L  | 40 *          | 0      | 218000  | 259060  |
| 52    | 40 | 2022-01-26 | HENSEL DENNIE E | 40 *          | 0      | 218000  | 259060  |

| Year | Land  | Bldg  | Total  | Net Tax |
|------|-------|-------|--------|---------|
| 2021 | 20700 | 90670 | 111370 | 4875.82 |
| 2020 | 20700 | 90670 | 111370 | 4895.46 |

| p r o j e c t |                              | ben acres | / % | factor  |
|---------------|------------------------------|-----------|-----|---------|
| 500           | HARDIN COUNTY LANDFILL       |           |     | XA/2025 |
| 110           | HOG CREEK MAINLINE - HOG CR. |           |     | XA/2025 |
| 328           | MILLER DITCH - HOG CREEK     |           |     | XA/2025 |
| 577           | OTTAWA RIVER PROJECT MAINT   |           |     | XA/2021 |



9174 SR 701 43326

| Occupancy 1 Single Family |           | *DWELLING COMPUTATIONS |                 |
|---------------------------|-----------|------------------------|-----------------|
| Story Height              | 1         | Sq-Ft                  | Value           |
| Floor Level               |           |                        |                 |
|                           | Main      | BRICK                  | 2580 184290     |
|                           | Basement  |                        | 2580 47420      |
|                           | Roof      | HIP                    | Subtotal 231710 |
| Shingle                   | B 1 2 U A |                        |                 |
| Plaster/Drywall           | X         | Fireplaces             | 4000            |
| Unfinished Wall           | X         | Air Conditioning       | 4490            |
| Floor/Carpet              | X         | Plumbing               | 3500            |
| Number of Rooms           | 1 7       | Garages and Carports   | 26940           |
| Bedrooms                  | 3         | Extra Features         | 12260           |
|                           |           | Total Value            | 282900          |
| Fireplace                 |           |                        |                 |
| Openings                  | 2         | PUB ELECTRIC           |                 |
| Stacks                    | 1         | PRIV WATER             |                 |
| Central Heat              | A         | PRIV SEWER             |                 |
| FORCED AIR                |           | PUB PAVED ST/RD        |                 |
| Central A/C               | A         |                        |                 |
| Plumbing                  |           | Neighborhood:          |                 |
| Standard                  | 1         | Code:                  | 700             |
| Extra 3 Fixture           | 1         | Dwl/Gar/NC%            | 1.5500          |
| Extra 2 Fixture           | 1         |                        |                 |

| Bldg Type  | SHB+Cons                | DixHt   | Area   | Unit Rate | Grade | Blt/Renov | Cond | Replace | Phy Dpr | Fnc Dpr | True Value |
|------------|-------------------------|---------|--------|-----------|-------|-----------|------|---------|---------|---------|------------|
| 1 DWELLING | 1 B B                   | FtxFt   | 2580   |           | B-    | 1980GD    |      | 339480  | .28     |         | 378860     |
| Tab #      | S O I L                 | Acres   | Mkt/Ac | Market    | Au/Ac | Cauv      |      |         |         |         |            |
| C 2        | BOB BLOUNT SILT LOAM, 2 | 20.9458 | 5770   | 120860    | 2360  | 49430     |      |         |         |         |            |
| C 14       | GWB GLYNWOOD SILT LOAM  | 6.8867  | 5400   | 37190     | 1750  | 12050     |      |         |         |         |            |
| C 39       | PM PEWAMO SILTY CLAY L  | 6.0419  | 6490   | 39210     | 3560  | 21510     |      |         |         |         |            |
| C 52       | PKA PEWAMO SICL 0-1% SL | 4.1937  | 6490   | 27220     | 3560  | 14930     |      |         |         |         |            |
| 670        | HSITE HOMESITE          | 1.0000  | 15000  | 15000     | 15000 | 15000     |      |         |         |         |            |
| 980        | ROAD ROAD               | .9319   |        |           |       |           |      |         |         |         |            |

40 239480 (100%) 112920 CAUV # 4458  
83820 ( 35%) 39520