

DUDLEY TWP
KENTON SD

00100

Hardin County, Ohio
Michael T. Bacon, Auditor

10-230003.0000
K06

AGR
2025

sale

2022 WINDY ACRES ACREAGE L	2017-04-27
2023 WINDY ACRES ACREAGE L	2017-04-27
2024 WINDY ACRES ACREAGE L	2017-04-27
2025 WINDY ACRES ACREAGE LLC	2017-04-27 NE PT NE1/4 S3 36.75A
SR 309	1WD
	\$0

Eff Rate:-	50.85	45.71	48.08	47.49	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	199	199	199	199	199
Acres	36.7500	36.7500	36.7500	36.7500	
Land100%	185260	202460	202460	202460	202450
Bldg100%	6230	7200	7200	7200	7200
Totl100%	191490t	209660t	209660t	209660t	209650t
Cauv100%	38370	83430	83430	83430	83440
Tax Value:					
Land 35%	13430	29200	29200	29200	70860
Bldg 35%	2180	2520	2520	2520	2520
Totl 35%	15610t	31720t	31720t	31720t	73380t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	734.22	1340.16	1415.38	1397.10	
Cauv Sav	2418.08	1760.12	1858.90	1834.92	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bdg
180	1	2017-04-27	WINDY ACRES ACREAGE LLC	1WD *	0	132290	0
179	1	2017-04-27	WEAVER MELISSA K	1WD *	0	132290	0
796	1	1996-12-30	WEAVER DEWAYNE D & MELIS	1SD	56000	38140	0

Year	Land	Bldg	Total	Net Tax
2021	13430	2180	15610	738.86
2020	13430	2180	15610	642.56

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SR 309

Neighborhood:
Code: 1000
Dwl/Gar/NC% 1.1900

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 Pole Build		30X40	1200		C		2006AV	14400	.50		7200
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
C 1	BOA BLOUNT SILT LOAM, 0-	2.8430	6030	17140	2660	7560					
C 2	BOB BLOUNT SILT LOAM, 2	27.0817	5770	156260	2360	63910					
C 15	GYB2 GLYNWOOD CLAY LOAM	2.5465	5020	12780	1230	3130					
C 39	PM PEWAMO SILTY CLAY L	2.4692	6490	16030	3560	8790					
W 1	BOA BLOUNT SILT LOAM 0-	.0480	3610	170	770	40					
W 2	BOB BLOUNT SILT LOAM, 2	.0211	3130	70	470	10					
980	ROAD ROAD	1.7405									

36.75 202450 (100%) 83440 CAUV # 4113
70860 (35%) 29200

Call Back: Sign: PSN Date: 2015-01-29 Lister: 10-230003.0000-v082020R