

DUDLEY TWP
KENTON SD

00100

Hardin County, Ohio
Michael T. Bacon, Auditor

10-230003.0000
K06

AGR
2025

sale

2022 WINDY ACRES ACREAGE L
2023 WINDY ACRES ACREAGE L
2024 WINDY ACRES ACREAGE L
2025 WINDY ACRES ACREAGE LLC
SR 309

2017-04-27
2017-04-27
2017-04-27
2017-04-27 NE PT NE1/4 S3 36.75A
1WD
\$0

Eff Rate:- 50.85 — 45.71 — 48.08 — 48.08 — a/r

Tax Year 2022 2023 2024 2025
Prop Cls 199 199 199 199
Acres 36.7500 36.7500 36.7500 36.7500
Land100% 185260 202460 202460 202460
Bldg100% 6230 7200 7200 7200
Totl100% 191490t 209660t 209660t 209660t
Cauv100% 38370 83430 83430 83430
Tax Value:
Land 35% 13430 29200 29200 29200
Bldg 35% 2180 2520 2520 2520
Totl 35% 15610t 31720t 31720t 31720t
Hmstd35%
Owner 0c
Hmstd RB
Net Tax 734.22 1340.16 1415.38
2418.08 1760.12 1858.90

CAMA
199
202450
7200
209650t
83440

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
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			

1

SR 309

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

Bldg Type	SHB+Cons	DixHt FtxFt 30X40	Area 1200	Unit Rate	Grade C	Blt/Renov Cond 2006AV	Replace Value 14400	Phy Dpr .50	Fnc Dpr	True Value 7200
1 Pole Build										
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