DUDLEY TWP
KENTON SD 00100

Hardin County, Ohio
Michael T. Bacon, Auditor

10-230003.0000 AGR
K06 2026

sale

2023 WINDY ACRES ACREAGE L	2017-04-27	
2024 WINDY ACRES ACREAGE L	2017-04-27	
2025 WINDY ACRES ACREAGE L	2017-04-27	
2026 WINDY ACRES ACREAGE LLC	2017-04-27 NE PT NE1/4 S3 36.75A	
SR 309	1WD	
	$0	

Eff Rate: – 45.71 — 48.08 — 47.49 — 47.49 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	199	199	199	199	0	199	199	199
Acres	36.7500	36.7500	36.7500	36.7500	36.7500			
Land100%	202460	202460	202460	202460		202460	293660	293650
Bldg100%	7200	7200	7200	7200		7200	7200	7200
Totl100%	209660t	209660t	209660t	209660t		209660t	300860t	300850t
Cauv100%	83430	83430	83430	83430		202460	293660	79010
Tax Value:								
Land 35%	29200	29200	29200	29200		29200	27650	102780
Bldg 35%	2520	2520	2520	2520		2520	2520	2520
Totl 35%	31720t	31720t	31720t	31720t		31720t	30170t	105300t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1340.16	1415.38	1397.10	1397.10	1397.10			
Cauv Sav	2418.08	1760.12	1858.90	1834.92				

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
2022	13430	2180	15610	734.22
2021	13430	2180	15610	738.86

1

SR 309

Neighborhood:
Code: 1000
Dwl/Gar/NC% 1.6300

	Bldg Type	SHB+Cons	DixHt FtxFt	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	8740	24850	2550	7250
C	2	BOB			BLOUNT SILT LOAM, 2	27.0817	8370	226670	2230	60390
C	15	GYB2			GLYNWOOD CLAY LOAM	2.5465	7280	18540	1110	2830
C	39	PM			PEWAMO SILTY CLAY L	2.4692	9410	23240	3450	8520
W	1	BOA			BLOUNT SILT LOAM 0-	.0480	5230	250	230	10
W	2	BOB			BLOUNT SILT LOAM, 2	.0211	4540	100	230	10
	980	ROAD			ROAD	1.7405				
						36.75		293650	(100%)	79010
								102780	(35%)	27650

CAUV # 4113

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