

LIBERTY TWP  
ADA SD

00230

Hardin County, Ohio  
Michael T. Bacon, Auditor

24-040004.0000  
A39

AGR  
2025

sale

2022 WINCE JAMES MARSHALL  
2023 WINCE JAMES MARSHALL  
2024 WINCE JAMES MARSHALL  
2025 WINCE LEGACY FARMS LLC  
CR 10

2021-12-21  
2021-12-21  
2021-12-21  
2024-01-05 PT N 1/2 S4 55.00A  
2QC  
\$0

Eff Rate:- 46.64 — 40.58 — 40.81 — 41.01 — a/r

|          |         |         |         |         |         |
|----------|---------|---------|---------|---------|---------|
| Tax Year | 2022    | 2023    | 2024    | 2025    | CAMA    |
| Prop Cls | 110     | 110     | 110     | 110     | 110     |
| Acres    | 55.0000 | 55.0000 | 55.0000 | 55.0000 |         |
| Land100% | 274940  | 300460  | 300460  | 300460  | 300470  |
| Bldg100% |         |         |         | 0       |         |
| Totl100% | 274940t | 300460t | 300460t | 300460t | 300470t |
| Cauv100% | 50770   | 116000  | 116000  | 116000  | 116000  |

Tax Value:

|          |         |         |         |         |         |
|----------|---------|---------|---------|---------|---------|
| Land 35% | 17770   | 40600   | 40600   | 40600   | 105160  |
| Bldg 35% |         |         |         |         | 0       |
| Totl 35% | 17770t  | 40600t  | 40600t  | 40600t  | 105160t |
| Hmstd35% |         |         |         |         |         |
| Owner 0c |         |         |         |         |         |
| Hmstd RB |         |         |         |         |         |
| Net Tax  | 764.68  | 1512.22 | 1522.64 | 1530.74 |         |
| Cauv Sav | 3376.26 | 2404.62 | 2421.20 | 2434.10 |         |

| Sale# | #p | sale date  | To                        | Type/Invalid? | Sale\$ | co:land | co:bldg |
|-------|----|------------|---------------------------|---------------|--------|---------|---------|
| 13    | 2  | 2024-01-05 | WINCE LEGACY FARMS LLC    | 2QC *         | 0      | 300460  | 0       |
| 574   | 2  | 2021-12-21 | WINCE JAMES MARSHALL      | 2FD *         | 0      | 274940  | 0       |
| 573   | 2  | 2021-12-21 | WINCE JAMES MARSHALL ETAL | 2AF *         | 0      | 274940  | 0       |
| 259   | 2  | 2016-06-23 | WINCE CAROL J TRUSTEE ETA | 2AF *         | 0      | 197230  | 0       |
| 465   | 2  | 2010-12-03 | WINCE GEORGE M & CAROL J  | 2WD *         | 0      | 114890  | 0       |
| 464   | 2  | 2010-12-03 | WINCE GEORGE M & CAROL J  | 2WD *         | 0      | 114890  | 0       |
| 162   | 2  | 2001-04-09 | WINCE GEORGE M            | 2WD           | 106000 | 76310   | 0       |

| Year | Land  | Bldg | Total | Net Tax |
|------|-------|------|-------|---------|
| 2021 | 17770 | 0    | 17770 | 843.42  |
| 2020 | 17770 | 0    | 17770 | 856.18  |

0 r o j e c t  
921 BLANCHARD RIVER MAINT XA/2023 ben acres / % factor

CR 10

PUB PAVED ST/RD  
Topo: ROLLING

Neighborhood:  
Code: 2400  
Dwl/Gar/NC% 1.2700

| Tab # | S O I L                 | Acres   | Mkt/Ac | Market | Au/Ac | Cauv  |
|-------|-------------------------|---------|--------|--------|-------|-------|
| C 1   | BOA BLOUNT SILT LOAM 0- | 11.7935 | 6030   | 71110  | 2660  | 31370 |
| C 2   | BOB BLOUNT SILT LOAM, 2 | 23.9748 | 5770   | 138330 | 2360  | 56580 |
| C 14  | GWB GLYNWOOD SILT LOAM  | 12.4535 | 5400   | 67250  | 1750  | 21790 |
| C 52  | PKA PEWAMO SICL 0-1% SL | .9472   | 6490   | 6150   | 3560  | 3370  |
| W 1   | BOA BLOUNT SILT LOAM 0- | .7968   | 3610   | 2880   | 770   | 610   |
| W 2   | BOB BLOUNT SILT LOAM, 2 | 4.5342  | 3130   | 14190  | 470   | 2130  |
| W 14  | GWB GLYNWOOD SILT LOAM  | .1975   | 2830   | 560    | 750   | 150   |
| 980   | ROAD ROAD               | .3025   |        |        |       |       |

|    |        |        |        |             |
|----|--------|--------|--------|-------------|
| 55 | 300470 | (100%) | 116000 | CAUV # 4587 |
|    | 105160 | ( 35%) | 40600  |             |

Call Back: Sign: PSN Date: 2015-08-12 Lister: 24-040004.0000-v082020R