

LIBERTY TWP
ADA SD

00230

Hardin County, Ohio
Michael T. Bacon, Auditor

24-040004.0000
A39

AGR
2025

sale

2022 WINCE JAMES MARSHALL	2021-12-21	
2023 WINCE JAMES MARSHALL	2021-12-21	
2024 WINCE JAMES MARSHALL	2021-12-21	
2025 WINCE LEGACY FARMS LLC	2024-01-05	PT N 1/2 S4 55.00A
CR 10	2QC	
	\$0	

Eff Rate:-	46.64	40.58	40.81	41.27	a/r	
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	110	110	110	110	110	110
Acres	55.0000	55.0000	55.0000	55.0000	55.0000	
Land100%	274940	300460	300460	300460	116000	300470
Bldg100%					0	
Totl100%	274940t	300460t	300460t	300460t	116000t	300470t
Cauv100%	50770	116000	116000	116000		116000
Tax Value:						
Land 35%	17770	40600	40600	40600	40600	105160
Bldg 35%						0
Totl 35%	17770t	40600t	40600t	40600t	40600t	105160t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	764.68	1512.22	1522.64	1530.74	1540.18	
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

Project
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