

LYNN TWP  
KENTON SD

00250

Hardin County, Ohio  
Michael T. Bacon, Auditor

26-020003.0000  
B23

AGR  
2025

sale

Eff Rate:- 49.68 — 43.90 — 46.27 — 45.98 — a/r

2022 SHELDON CHARLES	2010-04-15			
2023 SHELDON CHARLES	2010-04-15			
2024 SHELDON CHARLES	2010-04-15			
2025 SHELDON CHARLES	2010-04-15	10054	46.998A	
10321 CR 106	1WD			
KENTON OH 43326	\$20,000			

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	46.9980	46.9980	46.9980	46.9980	
Land100%	205000	224060	224060	224060	224070
Bldg100%					0
Totl100%	205000t	224060t	224060t	224060t	224070t
Cauv100%	43490	91400	91400	91400	91410
Tax Value:					
Land 35%	15220	31990	31990	31990	78420
Bldg 35%					0
Totl 35%	15220t	31990t	31990t	31990t	78420t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	697.26	1291.34	1367.52	1358.32	
Cauv Sav	2589.74	1874.22	1984.78	1971.44	
Sp-Asmnt	16.56	16.56	39.00	39.00	

2011 duplicate combined parcels  
260200560000 44.928a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
157	1	2010-04-15	SHELDON CHARLES	1WD	20000	13710	6740
140	1	2009-04-24	OSBORN MICHAEL N & RHONDA	1WD *	20000	13710	6740
381	1	2008-07-25	MARSH CHRISTINA M	1WD *	20000	90200	6660
375	1	2006-09-15	SPRANG GLENN	1AF *	0	95200	6660
105	1	2001-03-12	SPRANG GLENN	1WD *	0	69000	12090
72	1	2001-02-14	SMITH GLENN LE NAOMI M S	1WD *	0	69000	12090

Year	Land	Bldg	Total	Net Tax
2021	15220	0	15220	699.84
2020	15220	0	15220	606.08

Project  
902 MAIN DISTRICT CONSERVANCY XA/2025 ben acres / % factor

10321 CR 106 43326

PUB ELECTRIC  
PRIV WATER  
PRIV SEWER  
PUB PAVED ST/RD  
Topo: ROLLING

Neighborhood:  
Code: 2600  
Dwl/Gar/NC% 1.1100

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	10.0137	6030	60380	2660	26640
C 2	BOB BLOUNT SILT LOAM, 2	12.3286	5770	71140	2360	29100
C 15	GYB2 GLYNWOOD CLAY LOAM	1.0993	5020	5520	1230	1350
C 17	HKA HASKINS SILT LOAM 0	1.9683	5900	11610	2950	5810
C 39	PM PEWAMO SILTY CLAY L	3.9059	6490	25350	3560	13910
C 44	SA SARANAC SLTY CLAY L	2.4496	6390	15650	2770	6790
C 51	WSTL WASTE LAND	5.5000	120	660	50	280
W 1	BOA BLOUNT SILT LOAM 0-	1.0186	3610	3680	770	780
W 2	BOB BLOUNT SILT LOAM, 2	1.1024	3130	3450	470	520
W 15	GYB2 GLYNWOOD CLAY LOAM	.2406	1830	440	230	60
W 39	PM PEWAMO SILTY CLAY L	.3913	5370	2100	1670	650
W 44	SA SARANAC SLTY CLAY L	6.2736	3840	24090	880	5520
980	ROAD ROAD	.7061				

46.998 224070 (100%) 91410 CAUV # 3457  
78420 ( 35%) 31990

Call Back:

Sign: PSN Date: 2015-03-30 Lister:

26-020003.0000-v082020R