LYNN TWP
KENTON SD 00250

Hardin County, Ohio
Michael T. Bacon, Auditor

26-020003.0000 AGR
B23 2026

sale

2023	SHELDON CHARLES	2010-04-15		
2024	SHELDON CHARLES	2010-04-15		
2025	SHELDON CHARLES	2010-04-15		
2026	SHELDON CHARLES	2010-04-15	10054	46.998A
	10321 CR 106	1WD		
		$20,000		
	KENTON OH 43326			

Eff Rate: – 43.90 — 46.27 — 45.98 — 45.98 — a/r

	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	110	110	110	110	0	110	110	110
Acres	46.9980	46.9980	46.9980	46.9980	46.9980			
Land100%	224060	224060	224060	224060		224060	324910	324920
Bldg100%				0				
Totl100%	224060t	224060t	224060t	224060t		224060t	324910t	324920t
Cauv100%	91400	91400	91400	91400		224060	324910	82170
Tax Value:								
Land 35%	31990	31990	31990	31990		31990	28760	113720
Bldg 35%								0
Totl 35%	31990t	31990t	31990t	31990t		31990t	28760t	113720t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1291.34	1367.52	1358.32	1358.32	1358.32			
Cauv Sav	2589.74	1874.22	1984.78	1971.44				
Sp-Asmnt	16.56	39.00	39.00	39.00				

2011 duplicate combined parcels
260200560000 44.928a

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
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
2022	15220	0	15220	697.26
2021	15220	0	15220	699.84

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			

10321 CR 106 43326

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

Neighborhood:
Code: 2600
Dwl/Gar/NC% 1.4000

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	10.0137	8740	87520	2550	25540
C	2	BOB	BLOUNT SILT LOAM, 2	12.3286	8370	103190	2230	27490
C	15	GYB2	GLYNWOOD CLAY LOAM	1.0993	7280	8000	1110	1220
C	17	HKA	HASKINS SILT LOAM 0	1.9683	8560	16850	2830	5570
C	39	PM	PEWAMO SILTY CLAY L	3.9059	9410	36750	3450	13480
C	44	SA	SARANAC SLTY CLAY L	2.4496	9270	22710	2660	6520
C	51	WSTL	WASTE LAND	5.5000	170	940	50	280
W	1	BOA	BLOUNT SILT LOAM 0-	1.0186	5230	5330	230	230
W	2	BOB	BLOUNT SILT LOAM, 2	1.1024	4540	5000	230	250
W	15	GYB2	GLYNWOOD CLAY LOAM	.2406	2650	640	230	60
W	39	PM	PEWAMO SILTY CLAY L	.3913	7790	3050	230	90
W	44	SA	SARANAC SLTY CLAY L	6.2736	5570	34940	230	1440
	980	ROAD	ROAD	.7061				
				46.998		324920	(100%)	82170
						113720	(35%)	28760

CAUV # 3457

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

26-020003.0000-v082020R