

LYNN TWP  
KENTON SD

00250

Hardin County, Ohio  
Michael T. Bacon, Auditor

26-060004.0000  
D30

AGR  
2025

sale

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

2022 WILCOX THOMAS E JR	2017-09-14
2023 THOMAS E WILCOX JR LL	2022-08-26
2024 THOMAS E WILCOX JR LL	2022-08-26
2025 THOMAS E WILCOX JR LLC	2022-08-26 9261 197.50A
13524 CR 95	13
KENTON OH 43326	\$0

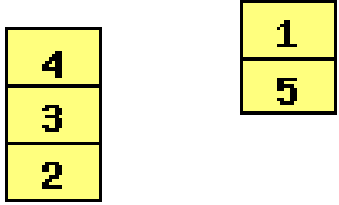
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	199	199	199	199	199
Acres	197.5000	197.5000	197.5000	197.5000	
Land100%	1039030	1135340	1135340	1135340	1135340
Bldg100%	70890	60570	60570	60570	60580
Totl100%	1109910t	1195910t	1195910t	1195910t	1195920t
Cauv100%	250460	507290	507290	507290	507280
Tax Value:					
Land 35%	87660	177550	177550	177550	397370
Bldg 35%	24810	21200	21200	21200	21200
Totl 35%	112470t	198750t	198750t	198750t	418570t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	5152.46	8022.90	8496.12	8439.06	
Cauv Sav	12644.04	8873.46	9396.84	9333.68	
Sp-Asmnt	479.69	407.68	458.42	609.82	

260600050000 6.19a  
260600060000 23.83a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
410	13	2022-08-26	THOMAS E WILCOX JR LLC	13 *	0	1039030	70890
401	21	2017-09-14	WILCOX THOMAS E JR	21 *	0	748490	83600
1077	2	1995-11-02	WILCOX THOMAS E & BEVERL	2WD	315000	173200	36600
483	0	1988-06-29		*	0	0	235200

Year	Land	Bldg	Total	Net Tax
2021	87660	24810	112470	5171.64
2020	87410	24810	112220	4468.74

project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
153 BUTCHER - SCIOTO RIVER			XA/2025
156 MCCOY 937 - SCIOTO			XA/2025



13524 CR 95 43326

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

Bldg	Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
		*PP	FtxFt		Rate		Cond	Value	Dpr	Dpr	Value
1	Pool			0			OLD/	0			0
2	Pole Build	1	120X80	9600	7.02	C	2012AV	67390	.35		43800
3	OFFICE		24X24	576	33.44	C	2012AV	19260	.20		15410
4	P	CAN	8X24	192	7.00	C	2012AV	1340	.35		870
5	P	*SV DECK		310			OLD/	500			500
Tab #	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv				
C 1	BOA BLOUNT SILT LOAM 0-		80.3542	6030	484540	2660	213740				
C 2	BOB BLOUNT SILT LOAM, 2		26.0306	5770	150200	2360	61430				
C 15	GYB2 GLYNWOOD CLAY LOAM		3.7410	5020	18780	1230	4600				
C 39	PM PEWAMO SILTY CLAY L		53.2775	6490	345770	3560	189670				
W 1	BOA BLOUNT SILT LOAM 0-		12.9863	3610	46880	770	10000				
W 15	GYB2 GLYNWOOD CLAY LOAM		1.2602	1830	2310	230	290				
W 39	PM PEWAMO SILTY CLAY L		15.4839	5370	83150	1670	25860				
C 51	WSTL WASTE LAND		.3838	120	50	50	20				
980	ROAD ROAD		3.3825								
C 1	BOA BLOUNT SILT LOAM 0-		.5189	6030	3130	2660	1380				
C 39	PM PEWAMO SILTY CLAY L		.0811	6490	530	3560	290				
			197.5		1135340	(100%)	507280	CAUV # 4480			
					397370	( 35%)	177550				