

LYNN TWP
KENTON SD

00250

REAL PROPERTY RECORD

08:36 PM

Hardin County, Ohio
Michael T. Bacon, Auditor

26-070023.0000
J42

AGR
2025

sale

2022 FAUS SAMUEL L & ANNA	2014-05-02		
2023 FAUS SAMUEL L & ANNA	2014-05-02		
2024 FAUS SAMUEL L & ANNA	2014-05-02		
2025 FAUS SAMUEL L & ANNA MA CR 115	2014-05-02 12093 107.10A 1SD \$255,000		

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

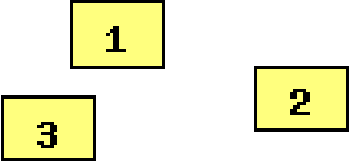
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	199	199	199	199	199
Acres	107.1000	107.1000	107.1000	107.1000	
Land100%	489230	534540	534540	534540	534540
Bldg100%	5770	10600	10600	10600	10600
Totl100%	495000t	545140t	545140t	545140t	545140t
Cauv100%	67570	169430	169430	169430	169430
Tax Value:					
Land 35%	23650	59300	59300	59300	187090
Bldg 35%	2020	3710	3710	3710	3710
Totl 35%	25670t	63010t	63010t	63010t	190800t
Hmstd35%					
Owner 0c					
Hmstd RB					
Net Tax	1175.98	2543.50	2693.54	2675.44	
Cauv Sav	6760.92	5158.50	5462.74	5426.04	
Sp-Asmnt	47.75	47.75	73.26	99.24	

260700320000 1.639a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
166	1	2014-05-02	FAUS SAMUEL L & ANNA MARY	1SD *	255000	283890	2710
2	2	2006-01-04	FAUS SAMUEL H & GRACE E	2SD	235620	173970	1800
679	10	1997-12-05	FIEBIGER E KAY TRUST	WD *	0	98090	2910

Year	Land	Bldg	Total	Net Tax
2021	23650	2020	25670	1180.36
2020	23650	2020	25670	1022.20

p r o j e c t	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025		
279 SILVER CREEK - SCIOTO RIVER	XA/2025		



CR 115

PUB PAVED ST/RD

Topo: ROLLING

Neighborhood:

Code: 2600

Dwl/Gar/NC% 1.1100

	Bldg	Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Cond	Replace	Phy	Fnc	True
1	Pole	Build		FtxFt	3000		D	OLD/FR		28800	.70		8640
2	POND		*.48A	40X75	0			OLD/		0			0
3	Shed			12X20	240		D	2020AV		2300	.15		1960
Tab	#		S O I L		Acres		Mkt/Ac		Market		Au/Ac		Cauv
C	2	BOB	BLOUNT SILT LOAM, 2		32.9364		5770		190040		2360		77730
C	8	EE	EEL SILT LOAM, OCCA		.1034		5550		570		2460		250
C	14	GWB	GLYNWOOD SILT LOAM		24.2405		5400		130900		1750		42420
C	16	GYC2	GLYNWOOD CLAY LOAM		24.5617		4750		116670		1050		25790
C	30	MRD2	MORLEY CLAY LOAM 12		7.1217		4670		33260		350		2490
C	39	PM	PEWAMO SILTY CLAY L		.9691		6490		6290		3560		3450
C	46	SKA	SLEETH SILT LOAM, 0		.0878		5880		520		2970		260
C	47	SO	SLOAN SILT LOAM, FR		2.2821		6490		14810		2920		6660
W	2	BOB	BLOUNT SILT LOAM, 2		4.4779		3130		14020		470		2110
W	8	EE	EEL SILT LOAM, OCCA		3.0487		3990		12160		1460		4450
W	14	GWB	GLYNWOOD SILT LOAM		1.5501		2830		4390		750		1160
W	16	GYC2	GLYNWOOD CLAY LOAM		2.0812		1460		3040		230		480
W	30	MRD2	MORLEY CLAY LOAM 12		.9149		420		380		230		210
W	39	PM	PEWAMO SILTY CLAY L		.5362		5370		2880		1670		900
W	46	SKA	SLEETH SILT LOAM, 0		.0808		4230		340		1080		90
W	47	SO	SLOAN SILT LOAM, FR		.9243		4560		4210		1030		950
C	51	WSTL	WASTE LAND		.5302		120		60		50		30
980	ROAD	ROAD			.4930								
980	ROAD	ROAD			.1600								

107.1 534540 (100%) 169430 CAUV # 3245
187090 (35%) 59300

Call Back:

Sign: PSN Date: 2015-04-02 Lister:

26-070023.0000-v082020R