

LYNN TWP
KENTON SD

00250

Hardin County, Ohio
Michael T. Bacon, Auditor

26-070023.0000
J42

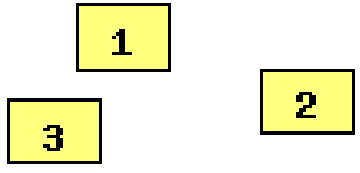
AGR
2025

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	
	LSJ			
	\$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 Oc					
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	LSJ *	255000	263890	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									
902	MAIN DISTRICT CONSERVANCY			XA/2025	ben acres		/	%	factor
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	Replace	Phy	Fnc	True
1	Pole Build		40X75	3000		D	OLD/FR	28800	.70		8640
2	POND	*.48A		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	GVC2 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	GVC2 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			