

LYNN TWP
KENTON SD

00250

REAL PROPERTY RECORD

07:42 PM

Hardin County, Ohio
Michael T. Bacon, Auditor

26-100005.0000
C20

AGR
2024

sale				Eff Rate:- 49.85 — 49.68 — 43.90 — 46.27 — a/r	
2021 WILCOX FAMILY FARMS L	2003-04-09			Tax Year 2021 2022 2023 2024	CAMA
2022 WILCOX FAMILY FARMS L	2003-04-09			Prop Cls 110 110 110 110	110
2023 THOMAS E WILCOX JR LL	2022-08-26			Acres 92.9460 92.9460 92.9460 92.9460	
2024 THOMAS E WILCOX JR LLC	2022-08-26 12097 92.946A			Land100% 517230 517230 565140 565140	565150
8938 TR 120	13			Bldg100% 517230t 517230t 565140t 565140t	565150t
KENTON OH 43326	\$0			Totl100% 140770 140770 271340 271340	271350
				Cauv100%	
				Tax Value:	
				Land 35% 49270 49270 94970 94970	197800
				Bldg 35%	0
				Totl 35% 49270t 49270t 94970t 94970t	197800t
				Hmstd35%	
				Owner 0c	
				Hmstd RB	
				Net Tax 2265.56 2257.14 3833.64 4059.76	
				Cauv Sav 6058.62 6036.18 4150.92 4395.76	
				Sp-Asmnt 218.84 218.83 187.37 231.05	

261000060000 50.75a									
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg		
410	13	2022-08-26	THOMAS E WILCOX JR LLC	13 *	0	517230	0		
330	1	2022-07-28	WILCOX THOMAS E	1WD *	0	517230	0		
165	6	2003-04-09	WILCOX FAMILY FARMS LTD	6WD *	0	180340	90060		
Year	Land	Bldg	Total	Net Tax					
2020	49270	0	49270	1961.98					
2019	82580	0	82580	3164.18					
p r o j e c t					ben acres / % factor				
902	MAIN DISTRICT CONSERVANCY			XA/2024					
155	FAUST - SCIOTO RIVER			XA/2024					
156	MCCOY 937 - SCIOTO			XA/2024					

PUB PAVED ST/RD									
Neighborhood:		Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv	
Code:	2600	C 1	BOA BLOUNT SILT LOAM 0-	11.9469	6030	72040	2660	31780	
Dwl/Gar/NC%	1.1100	C 2	BOB BLOUNT SILT LOAM, 2	27.4320	5770	158280	2360	64740	
		C 14	GWB GLYNWOOD SILT LOAM	5.5742	5400	30100	1750	9760	
		C 19	KAB KENDALLVILLE SILT L	1.8950	5800	10990	2090	3960	
		C 39	PM PEWAMO SILTY CLAY L	45.2564	6490	293710	3560	161110	
		W 2	BOB BLOUNT SILT LOAM, 2	.0071	3130	20	470		
		W 39	PM PEWAMO SILTY CLAY L	.0022	5370	10	1670		
		980	ROAD ROAD	.8322					
		92.946				565150	(100%)	271350	CAUV # 4480
						197800	(35%)	94970	
		Call Back:	Sign: PSN	Date: 2015-03-31	Lister:	26-100005.0000-v082020R			
		Call Back:	Sign: PSN	Date: 2015-03-31	Lister:				