

LYNN TWP
KENTON SD

00250

Hardin County, Ohio
Michael T. Bacon, Auditor

26-110003.0000
H20

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	6315	6313	102.50A
12179 TR 95	13			
KENTON OH 43326	\$0			

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	199	199	199	199	199
Acres	102.5000	102.5000	102.5000	102.5000	614980
Land100%	562940	614970	614970	614970	28730
Bldg100%	21890	28740	28740	28740	28730
Totl100%	584830t	643710t	643710t	643710t	643710t
Cauv100%	149310	288540	288540	288540	288550
Tax Value:					
Land 35%	52260	100990	100990	100990	215240
Bldg 35%	7660	10060	10060	10060	10060
Totl 35%	59920t	111050t	111050t	111050t	225300t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2745.04	4482.74	4747.16	4715.26	
Cauv Sav	6632.18	4611.92	4883.92	4851.12	
Sp-Asmnt	323.58	267.20	322.04	434.82	

261100040000 18.00a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
410	13	2022-08-26	THOMAS E WILCOX JR LLC	13 *	0	562940	21890
401	21	2017-09-14	WILCOX THOMAS E JR	21 *	0	401800	20310

Year	Land	Bldg	Total	Net Tax
2021	52260	7660	59920	2755.26
2020	52260	7660	59920	2386.10

Project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
156 MCCOY 937 - SCIOTO	XA/2025			



12179 TR 95 43326

PUB ELECTRIC
PUB GAS
PRIV WATER
PRIV SEWER
PUB PAVED ST/RD

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

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
		FtxFt		Rate		Cond	Value	Dpr	Dpr	Value
1 Pole Build	1	114X60	6840		C	1990AV	82080	.65		28730
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv				
C 1	BOA BLOUNT SILT LOAM 0-	71.2375	6030	429560	2660	189490				
C 2	BOB BLOUNT SILT LOAM, 2	3.2870	5770	18970	2360	7760				
C 39	PM PEWAMO SILTY CLAY L	25.6472	6490	166450	3560	91300				
980	ROAD ROAD	2.3283								

102.5 614980 (100%) 288550 CAUV # 4480
215240 (35%) 100990

Call Back: Sign: PSN Date: 2015-03-31 Lister: 26-110003.0000-v082020R