

LYNN TWP
KENTON SD

00250

REAL PROPERTY RECORD

02:01 AM

Hardin County, Ohio
Michael T. Bacon, Auditor

26-130001.0000
E19

AGR
2025

sale

2022 CERES FARMS LLC	2018-04-27		
2023 CERES FARMS LLC	2018-04-27		
2024 CERES FARMS LLC	2018-04-27		
2025 CERES FARMS LLC	2018-04-27	10664	69.657A
CR 150	3FD		
	\$790,000		

Eff Rate:-	49.68	43.90	46.27	45.98	a/r	
Tax Year	2022	2023	2024	2025		CAMA
Prop Cls	110	110	110	110		110
Acres	69.6570	69.6570	69.6570	69.6570		
Land100%	381460	416830	416830	416830		416820
Bldg100%				0		
Totl100%	381460t	416830t	416830t	416830t		416820t
Cauv100%	98740	194370	194370	194370		194370
Tax Value:						
Land 35%	34560	68030	68030	68030		145890
Bldg 35%						0
Totl 35%	34560t	68030t	68030t	68030t		145890t
Hmstd35%						
Owner 0c						
Hmstd RB						
Net Tax	1583.26	2746.14	2908.14	2888.60		
Cauv Sav	4533.08	3142.96	3328.34	3305.98		
Sp-Asmnt	765.35	765.35	789.40	789.40		

261300020000 49.667A

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
179	3	2018-04-27	CERES FARMS LLC	3FD	790000	381460	0
98	2	2004-03-05	FULTS PEARL THOMAS JR	2WD *	0	251600	400
359	1	2003-07-29	FULTS PEARL THOMAS JR &	1AF *	0	251600	400
924	1	1994-10-11	FULTS JR PEARL THOMAS &	1WD *	0	0	135110

Year	Land	Bldg	Total	Net Tax
2021	34560	0	34560	1589.16
2020	34560	0	34560	1376.22

p r o j e c t		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY			XA/2025
154	RUHLEN - SCIOTO RIVER			XA/2025
160	PADEN #903 - SCIOTO RIVER			XA/2025

CR 150

PUB PAVED ST/RD

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

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	20.0767	6030	121060	2660	53400
C 2	BOB BLOUNT SILT LOAM, 2	15.9495	5770	92030	2360	37640
C 14	GWB GLYNWOOD SILT LOAM	5.2105	5400	28140	1750	9120
C 39	PM PEWAMO SILTY CLAY L	25.7840	6490	167340	3560	91790
W 1	BOA BLOUNT SILT LOAM 0-	.1774	3610	640	770	140
W 14	GWB GLYNWOOD SILT LOAM	.7211	2830	2040	750	540
W 39	PM PEWAMO SILTY CLAY L	1.0233	5370	5500	1670	1710
C 51	WSTL WASTE LAND	.5504	120	70	50	30
980	ROAD ROAD	.1641				

69.657 416820 (100%) 194370 CAUV # 4157
145890 (35%) 68030

Call Back: Sign: PSN Date: 2015-03-31 Lister: 26-130001.0000-v082020R