

LYNN TWP
KENTON SD

00250

REAL PROPERTY RECORD

02:03 AM

Hardin County, Ohio
Michael T. Bacon, Auditor

26-140035.0000
K29.01

AGR
2025

sale				Eff Rate:- 49.68 — 43.90 — 46.27 — 45.98 — a/r					
2022 JCL FAMILY FARMS LTD	2021-07-23			Tax Year	2022	2023	2024	2025	CAMA
2023 JCL FAMILY FARMS LTD	2021-07-23			Prop Cls	111	111	111	111	110
2024 JCL FAMILY FARMS LTD	2021-07-23			Acres	96.7620	96.7620	96.7620	96.7620	
2025 JCL FAMILY FARMS LTD	2021-07-23	10037	96.762A	Land100%	510830	558230	558230	558230	558220
9879 CR 180	4WD	SEE 26-140035.01	FOR REST	Bldg100%				0	
KENTON OH 43326	\$1,700,000	OF SPECIAL ASSESSMENTS		Totl100%	510830t	558230t	558230t	558230t	558220t
				Cauv100%	110060	234710	234710	234710	234710
				Tax Value:					
Orig Tax Year 2022				Land 35%	38520	82150	82150	82150	195380
Parent: 26-140016.0000				Bldg 35%					0
				Totl 35%	38520t	82150t	82150t	82150t	195380t
				Hmstd35%					
				Owner 0c					
				Hmstd RB					
				Net Tax	1764.68	3316.14	3511.74	3488.14	
				Cauv Sav	6426.00	4570.74	4840.32	4807.82	
				Sp-Asmnt	22.69	23.63	49.26	21.52	

Sale#	#p	sale date	To	JCL	FAMILY FARMS LTD	Type/Invalid?	Sale\$	co:land	co:bldg
362	4	2021-07-23	JCL	FAMILY FARMS LTD		4WD	1700000	0	0
Year	Land	Bldg	Total	Net Tax					
2021	38520	0	38520	1771.22					
p r o j e c t							ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY				XA/2025				
102	SHICK - LITTLE MIAMI				XA/2025				
138	CARMEAN - SCIOTO RIVER				XA/2025				
227	REED #979 - LITTLE MIAMI				XA/2025				
278	LILES - LITTLE MIAMI				XA/2025				
279	SILVER CREEK - SCIOTO RIVER				XA/2025				
364	LOWE-SCIOTO RIVER				XA/2025				

Neighborhood: Code: 2600 Dwl/Gar/NC% 1.1100		CR 180 43326						
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv		
C 1	BOA BLOUNT SILT LOAM 0-	3.2689	6030	19710	2660	8700		
C 2	BOB BLOUNT SILT LOAM, 2	66.1417	5770	381640	2360	156090		
C 14	GWB GLYNWOOD SILT LOAM	5.5605	5400	30030	1750	9730		
C 16	GYC2 GLYNWOOD CLAY LOAM	5.9221	4750	28130	1050	6220		
C 39	PM PEWAMO SILTY CLAY L	15.1237	6490	98150	3560	53840		
51	WSTL WASTE LAND	.1685	120	20	50	10		
W 2	BOB BLOUNT SILT LOAM, 2	.0415	3130	130	470	20		
W 14	GWB GLYNWOOD SILT LOAM	.1009	2830	290	750	80		
W 16	GYC2 GLYNWOOD CLAY LOAM	.0487	1460	70	230	10		
W 39	PM PEWAMO SILTY CLAY L	.0084	5370	50	1670	10		
980	ROAD ROAD	.3771						
		96.762		558220	(100%)	234710	CAUV # 3883	
				195380	(35%)	82150		
				26-140035.0000-v082020R				