

LYNN TWP
KENTON SD

00250

Hardin County, Ohio
Michael T. Bacon, Auditor

26-150001.0000
C21

AGR
2024

sale

2021 WILCOX THOMAS E JR	2017-09-14		
2022 WILCOX THOMAS E JR	2017-09-14		
2023 THOMAS E WILCOX JR LL	2022-08-26		
2024 THOMAS E WILCOX JR LLC	2022-08-26	13078	50.25A
TR 120	13		
	\$0		

2025 WD LAND & LIVESTOCK LLC
TR 120

2025-09-25
2WD

Eff Rate:-	49.85	49.68	43.90	46.27	a/r
Tax Year	2021	2022	2023	2024	
Prop Cls	110	110	110	110	CAMA
Acres	50.2500	50.2500	50.2500	50.2500	110
Land100%	281570	281570	307630	307630	307620
Bldg100%					
Totl100%	281570t	281570t	307630t	307630t	307620t
Cauv100%	77400	77400	148310	148310	148320
Tax Value:					
Land 35%	27090	27090	51910	51910	107670
Bldg 35%					0
Totl 35%	27090t	27090t	51910t	51910t	107670t
Hmstd35%					
Owner 0c					
Hmstd RB					
Net Tax	1245.66	1241.04	2095.44	2219.04	
Cauv Sav	3285.90	3273.72	2250.86	2383.62	
Sp-Asmnt	128.32	128.31	105.19	147.10	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
430	2	2025-09-25	WD LAND & LIVESTOCK LLC	2WD *	0	307630	0
410	13	2022-08-26	THOMAS E WILCOX JR LLC	13 *	0	281570	0
401	21	2017-09-14	WILCOX THOMAS E JR	21 *	0	201000	0
230	1	2001-05-21	WILCOX THOMAS E JR & BEV	1WD *	85425	77540	0
77	2	2001-02-23	NICHOLAS KAREN ANNE	2CT *	0	77540	0

Year	Land	Bldg	Total	Net Tax
2020	27090	0	27090	1078.76
2019	45210	0	45210	1732.30

p r o j e c t	ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY				
156 MCCOY 937 - SCIOTO				
	XA/2024			
	XA/2024			

TR 120

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-	6.3986	6030	38580	2660	17020
C 2	BOB BLOUNT SILT LOAM, 2	10.2652	5770	59230	2360	24230
C 14	GWB GLYNWOOD SILT LOAM	.0132	5400	70	1750	20
C 19	KAB KENDALLVILLE SILT L	7.3315	5800	42520	2090	15320
C 39	PM PEWAMO SILTY CLAY L	25.7655	6490	167220	3560	91730
980	ROAD ROAD	.4760				

50.25	307620	(100%)	148320	CAUV # 4727
107670	51910	(35%)	51910	

Call Back: Sign: PSN Date: 2015-03-31 Lister: 26-150001.0000-v082020R