

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-140013.0000
F38

AGR
2025

sale

Eff Rate:- 49.60 — 43.46 — 45.84 — 45.76 — a/r

2022 MCCUNE BETTY J ETAL	1996-02-12
2023 MCCUNE BETTY J ETAL	1996-02-12
2024 MCCUNE BETTY J ETAL	1996-02-12
2025 MCCUNE BETTY J ETAL	1996-02-12 PT N1/2 SW1/4 S14 74.215A
CR 175	4CT
\$0	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	74.2150	74.2150	74.2150	74.2150	
Land100%	407140	444830	444830	444830	444840
Bldg100%					0
Totl100%	407140t	444830t	444830t	444830t	444840t
Cauv100%	112490	214800	214800	214800	214790
Tax Value:					
Land 35%	39370	75180	75180	75180	155690
Bldg 35%					0
Totl 35%	39370t	75180t	75180t	75180t	155690t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1804.18	3009.88	3188.92	3185.94	
Cauv Sav	4726.06	3223.26	3415.02	3411.84	
Sp-Asmnt	65.26	83.43	79.43	91.50	

2026 WOODRUFF JANENE A	2025-01-27
CR 175	3QC

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
45	3	2025-01-27	WOODRUFF JANENE A	3QC *	0	444830	0
18	3	2025-01-08	WOODRUFF JANENE A	3AF *	0	444830	0
16	4	2025-01-08	MCCUNE RANDALL ETAL	4AF *	0	444830	0
58	4	1996-02-12	MCCUNE BETTY J ETAL	4CT *	0	71800	0

Year	Land	Bldg	Total	Net Tax
2021	39370	0	39370	1810.88
2020	39370	0	39370	1568.32

Project	ben acres	%	factor
131 BLANCHARD RIVER MAINT			XA/2025
235 KELLOGG #983 - BLANCHARD			XA/2025
253 BAUGHMAN #1012 BLANCHARD RIV			XA/2025
921 BLANCHARD RIVER MAINT			XA/2023
306 BLOOM #1043 - BLANCHARD			XA/2025
332 LONG #1097 - BLANCHARD RIVER			XA/2025

CR 175

Neighborhood:
Code: 3300
Dwl/Gar/NC% 1.3400

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	14.8327	6030	89440	2660	39460
C 2	BOB BLOUNT SILT LOAM, 2	17.3938	5770	100360	2360	41050
C 17	HKA HASKINS SILT LOAM 0	3.3333	5900	19670	2950	9830
C 18	HKB HASKINS SILT LOAM,	2.7693	5900	16340	2710	7510
C 39	PM PEWAMO SILTY CLAY L	32.0064	6490	207720	3560	113940
W 2	BOB BLOUNT SILT LOAM, 2	1.0411	3130	3260	470	490
W 39	PM PEWAMO SILTY CLAY L	1.4997	5370	8050	1670	2510
980	ROAD ROAD	1.3387				

74.215 444840 (100%) 214790 CAUV # 4662
155690 (35%) 75180

Call Back: Sign: PSN Date: 2015-11-23 Lister: 33-140013.0000-v082020R