

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-260001.0000
E104

AGR
2025

sale

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

2022 DJ WAGNER ACRES LLC A	2013-09-04				
2023 DJ WAGNER ACRES LLC A	2013-09-04				
2024 DJ WAGNER ACRES LLC A	2013-09-04				
2025 DJ WAGNER ACRES LLC AND CR 175	2013-09-04	S1/2 S1/2 NW 1/4 26			
		19 40.00A			
	\$0				

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	40.0000	40.0000	40.0000	40.0000	
Land100%	217370	237540	237540	237540	237540
Bldg100%					0
Totl100%	217370t	237540t	237540t	237540t	237540t
Cauv100%	56170	110400	110400	110400	110390
Tax Value:					
Land 35%	19660	38640	38640	38640	83140
Bldg 35%					0
Totl 35%	19660t	38640t	38640t	38640t	83140t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	900.94	1546.98	1639.00	1637.48	
Cauv Sav	2585.52	1781.60	1887.56	1885.80	
Sp-Asmnt	28.40	66.26	62.26	192.60	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
413	19	2013-09-04	DJ WAGNER ACRES LLC AND	19 *	0	125000	0
412	19	2013-09-04	DJ WAGNER ACRES LLC	19 *	0	125000	0
411	4	2013-09-04	DJ WAGNER ACRES LLC	4 *	0	125000	0
410	10	2013-09-04	MARY L WAGNER TRUSTEE	10 *	0	125000	0
21	8	2012-01-18	WAGNER DANIEL J TRUSTEE	8AF *	0	125000	0
464	5	2007-11-19	WAGNER DANIEL J	5AF *	0	82570	0
37	4	2006-01-30	WAGNER DANIEL J TRUSTEE	4WD *	0	82570	0
36	4	2006-01-30	WAGNER DANIEL J	4FD *	0	82570	0
35	4	2006-01-30	WAGNER DANIEL J	4FD *	0	82570	0
218	7	1998-05-07	WAGNER DANIEL J TRUST	7ST *	0	45890	0
550	7	1996-12-06	WAGNER DANIEL J & DEBRA	7OC *	0	45890	0
518	5	1994-06-16	WAGNER JOHN D & MILDRED	5QC *	0	0	35710

Year	Land	Bldg	Total	Net Tax
2021	19660	0	19660	904.28
2020	19660	0	19660	783.16

Project	ben acres	/	%	factor
131 BLANCHARD RIVER MAINT				XA/2025
235 KELLOGG #983 - BLANCHARD				XA/2025
921 BLANCHARD RIVER MAINT				XA/2023
306 BLOOM #1043 - BLANCHARD				XA/2025
317 DITCH O BLANCHARD RIVER				XA/2025

CR 175

PUB ELECTRIC
PUB PAVED ST/RD

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-	.0835	6030	500	2660	220
C 2	BOB BLOUNT SILT LOAM, 2	19.1700	5770	110610	2360	45240
C 15	GYB2 GLYNWOOD CLAY LOAM	1.4142	5020	7100	1230	1740
C 16	GYC2 GLYNWOOD CLAY LOAM	.6171	4750	2930	1050	650
C 39	PM PEWAMO SILTY CLAY L	17.2177	6490	111740	3560	61300
W 2	BOB BLOUNT SILT LOAM, 2	.4105	3130	1280	470	190
W 39	PM PEWAMO SILTY CLAY L	.6299	5370	3380	1670	1050
980	ROAD ROAD	.4571				

40 237540 (100%) 110390 CAUV # 3866
83140 (35%) 38640

Call Back: Sign: PSN Date: 2015-11-24 Lister: 33-260001.0000-v082020R