

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-270002.0000
D67

AGR
2025

sale

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 TR 110	2013-09-04 NW 1/4 NW 1/4 27 40.00A	19	\$0	

Eff Rate:-	49.60	43.46	45.84	45.76	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	40.0000	40.0000	40.0000	40.0000	
Land100%	218110	238310	238310	238310	238310
Bldg100%					0
Totl100%	218110t	238310t	238310t	238310t	238310t
Cauv100%	65260	120830	119690	119690	119680
Tax Value:					
Land 35%	22840	42290	41890	41890	83410
Bldg 35%					0
Totl 35%	22840t	42290t	41890t	41890t	83410t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1046.68	1693.10	1776.86	1775.22	
Cauv Sav	2451.70	1646.26	1761.16	1759.50	
Sp-Asmnt	83.18	191.48	187.48	190.48	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
413	19	2013-09-04	DJ WAGNER ACRES LLC AND	19 *	0	126170	0
412	19	2013-09-04	DJ WAGNER ACRES LLC	19 *	0	126170	0
588	3	2012-12-21	WAGNER DANIEL J & MARY L	3WD	1800000	126170	0
209	3	2000-05-19	SPENCER-GREEN GEORGE THO	3QC *	0	61630	0
189	1	1992-03-03		1UN *	0	43310	0

Year	Land	Bldg	Total	Net Tax
2021	22840	0	22840	1050.56
2020	22840	0	22840	909.84

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

TR 110

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-	2.7755	6030	16740	2660	7380
C 2	BOB BLOUNT SILT LOAM, 2	8.3045	5770	47920	2360	19600
C 17	HKA HASKINS SILT LOAM 0	2.9411	5900	17350	2950	8680
C 39	PM PEWAMO SILTY CLAY L	23.3865	6490	151780	3560	83260
C 51	WSTL WASTE LAND	1.0000	120	120	50	50
W 2	BOB BLOUNT SILT LOAM, 2	.0899	3130	280	470	40
W 39	PM PEWAMO SILTY CLAY L	.3525	5370	1890	1670	590
980	ROAD ROAD	.8060				
C 39	PM PEWAMO SILTY CLAY L	.3440	6490	2230	230	80

40 238310 (100%) 119680 CAUV # 3866
83410 (35%) 41890

Call Back: Sign: PSN Date: 2015-11-26 Lister: 33-270002.0000-v082020R