

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-270004.0000
D61

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 10377 CR 175	2013-09-04 PT E1/2 NE1/4 27 69.91A			
	19			
	\$0			

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	69.9100	69.9100	69.9100	69.9100	
Land100%	367000	401090	401090	401090	401080
Bldg100%					0
Totl100%	367000t	401090t	401090t	401090t	401080t
Cauv100%	84800	174970	174970	174970	174970
Tax Value:					
Land 35%	29680	61240	61240	61240	140380
Bldg 35%					0
Totl 35%	29680t	61240t	61240t	61240t	140380t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1360.14	2451.78	2597.62	2595.20	
Cauv Sav	4526.22	3168.42	3356.88	3353.76	
Sp-Asmnt	93.65	212.67	208.67	523.97	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
413	19	2013-09-04	DJ WAGNER ACRES LLC AND	19 *	0	211570	0
412	19	2013-09-04	DJ WAGNER ACRES LLC	19 *	0	211570	0
411	4	2013-09-04	DJ WAGNER ACRES LLC	4 *	0	211570	0
410	10	2013-09-04	MARY L WAGNER TRUSTEE	10 *	0	211570	0
21	5	2012-01-18	WAGNER DANIEL J TRUSTEE	8AF *	0	211570	0
464	5	2007-11-19	WAGNER DANIEL J	5AF *	0	139740	0
37	4	2006-01-30	WAGNER DANIEL J TRUSTEE	4WD *	0	139740	0
36	4	2006-01-30	WAGNER DANIEL J	4FD *	0	139740	0
35	4	2006-01-30	WAGNER DANIEL J	4FD *	0	139740	0
218	7	1998-05-07	WAGNER DANIEL J TRUST	7ST *	0	83910	1510
550	7	1996-12-06	WAGNER DANIEL J & DEBRA	7OC *	0	83910	1510
518	5	1994-06-16	WAGNER JOHN D & MILDRED	5QC *	0	0	74830

Year	Land	Bldg	Total	Net Tax
2021	29680	0	29680	1365.16
2020	29680	0	29680	1182.30

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

10377 CR 175 43326

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-	4.2226	6030	25460	2660	11230
C 2	BOB BLOUNT SILT LOAM, 2	40.8244	5770	235560	2360	96350
C 15	GYB2 GLYNWOOD CLAY LOAM	5.9573	5020	29910	1230	7330
C 39	PM PEWAMO SILTY CLAY L	16.7395	6490	108640	3560	59590
W 39	PM PEWAMO SILTY CLAY L	.2806	5370	1510	1670	470
980	ROAD ROAD	1.8856				

69.91 401080 (100%) 174970 CAUV # 3866
140380 (35%) 61240

Call Back: Sign: PSN Date: 2015-11-20 Lister: 33-270004.0000-v082020R