

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 | 2025 | | CAMA |
| Prop Cls | 110 | 110 | 110 | 110 | 110 | | 110 |
| Acres | 69.9100 | 69.9100 | 69.9100 | 69.9100 | 69.9100 | | |
| Land100% | 367000 | 401090 | 401090 | 401090 | 174970 | | 401080 |
| Bldg100% | | | | | 0 | | |
| Totl100% | 367000t | 401090t | 401090t | 401090t | 174970t | | 401080t |
| Cauv100% | 84800 | 174970 | 174970 | 174970 | | | 174970 |
| Tax Value: | | | | | | | |
| Land 35% | 29680 | 61240 | 61240 | 61240 | 61240 | | 140380 |
| Bldg 35% | | | | | | | 0 |
| Totl 35% | 29680t | 61240t | 61240t | 61240t | 61240t | | 140380t |
| Hmstd35% | | | | | | | |
| Owner Oc | | | | | | | |
| Hmstd RB | | | | | | | |
| Net Tax | 1360.14 | 2451.78 | 2597.62 | 2595.20 | 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