

PLEASANT TWP  
KENTON SD

00320

Hardin County, Ohio  
Michael T. Bacon, Auditor

33-270005.0000  
D81

AGR  
2025

sale

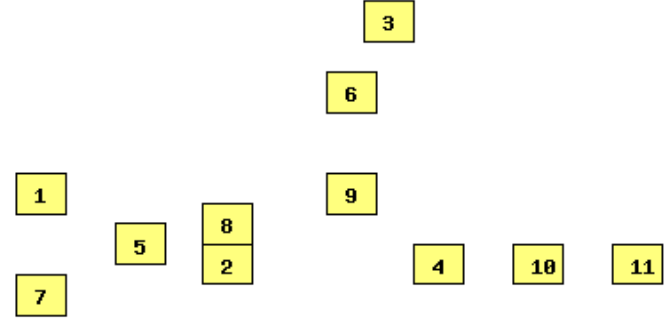
2022 DJ WAGNER ACRES LLC A	2013-09-04			
2023 DJ WAGNER ACRES LLC A	2013-09-04			
2024 DJ WAGNER ACRES LLC A	2013-09-04			
2025 DJ WAGNER ACRES LLC AND CR 175	2013-09-04 PT SW 1/4 27	157.00A		
	19			
	\$0			

Eff Rate:-	49.60	43.46	45.84	45.76	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	199	199	199	199	199
Acres	157.0000	157.0000	157.0000	157.0000	882790
Land100%	807770	882800	882800	882800	92330
Bldg100%	72430	92340	92340	92340	975120t
Totl100%	880200t	975140t	975140t	975140t	361600
Cauv100%	169570	361600	361600	361600	
Tax Value:					
Land 35%	59350	126560	126560	126560	308980
Bldg 35%	25350	32320	32320	32320	32320
Totl 35%	84700t	158880t	158880t	158880t	341290t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	3881.48	6360.86	6739.24	6732.96	
Cauv Sav	10236.18	7303.30	7737.72	7730.52	
Sp-Asmnt	179.31	409.41	405.41	424.96	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
413	19	2013-09-04	DJ WAGNER ACRES LLC AND	19 *	0	462690	70090
412	19	2013-09-04	DJ WAGNER ACRES LLC	19 *	0	462690	70090
410	10	2013-09-04	MARY L WAGNER TRUSTEE	10 *	0	462690	70090
21	8	2012-01-18	WAGNER DANIEL J & MARY J	8AF *	0	462690	70090
464	5	2007-11-19	WAGNER DANIEL J	5AF *	0	305540	69540
38	1	2006-01-30	WAGNER DANIEL J & MARY L	1WD *	0	305540	69540
36	4	2006-01-30	WAGNER DANIEL J	4FD *	0	305540	69540
35	4	2006-01-30	WAGNER DANIEL J	4FD *	0	305540	69540
518	5	1994-06-16	WAGNER JOHN D & MILDRED	5QC *	0	0	242430

Year	Land	Bldg	Total	Net Tax
2021	59350	25350	84700	3895.88
2020	59350	25350	84700	3374.04

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  
PRIV WATER  
PRIV SEWER  
PUB PAVED ST/RD  
  
Neighborhood:  
Code: 3300  
Dwl/Gar/NC% 1.3400

Bldg	Type	SHB+Cons	DixHt	FtxPt	Area	Unit	Grade	Blt/Renov	Cond	Replace	Phy	Fnc	True
1	Pole Build		144X62	8928			C	1979FR		85710	.70		25710
2	Milk Parlo	CB		1344			C+	1945FR		22180	.70		6650
3	Pole Build		40X56	2240			C	2009AV		26880	.40		16130
4	Silo		22X40	0			C	1974FR		9500	.70		2850
5	Shed		12X14	168			C	OLD/FR		2020	.70		610
6	Pole Build		106X40	4240			C-	1958AV		36630	.65		12820
7	Pole Build		56X60	3360			C	1990AV		40320	.65		14110
8	Flat Barn		22X50	1100			D	1979AV		10560	.80	.50	1060
9	Shed		16X80	1280			C-	1978FR		11060	.70		3320
10	Silo	C 0	20X60	0			C	1964AV		11900	.65		4170
11	Silo	C 0	20X72	0			C	1972AV		14000	.65		4900

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 2	BOB BLOUNT SILT LOAM, 2	1.2346	5770	7120	230	280
C 39	PM PEWAMO SILTY CLAY L	1.1198	6490	7270	230	260
C 2	BOB BLOUNT SILT LOAM, 2	104.1686	5770	601050	2360	245840
C 14	GWB GLYNWOOD SILT LOAM	14.5541	5400	78590	1750	25470
C 15	GYB2 GLYNWOOD CLAY LOAM	9.0200	5020	45280	1230	11100
C 39	PM PEWAMO SILTY CLAY L	22.0454	6490	143070	3560	78480
C 51	WSTL WASTE LAND	3.3790	120	410	50	170
980	ROAD ROAD	1.4785				

157 882790 (100%) 361600 CAUV # 3866  
308980 (35%) 126560

Call Back: Sign: PSN Date: 2015-11-20 Lister: 33-270005.0000-v082020R  
Call Back: Sign: PSN Date: 2015-11-20 Lister: