

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-270006.0000
D82

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 15308 TR 114	2013-09-04 E 1/2 SW 1/4 27 80.00A	
	19	
KENTON OH 43326	\$0	

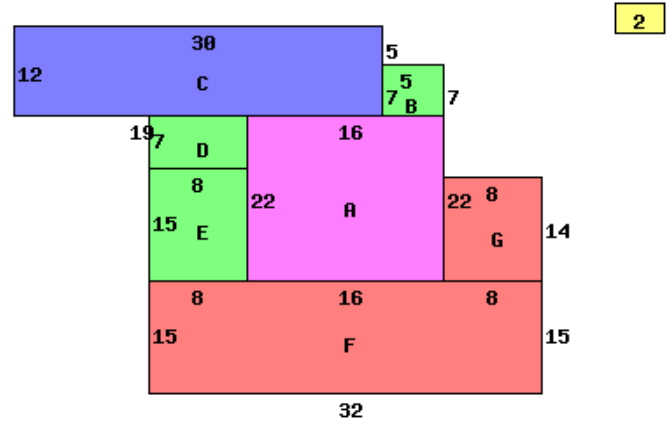
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	80.0000	80.0000	80.0000	80.0000	
Land100%	435140	479710	479710	479710	479720
Bldg100%	58110	70690	70690	70690	70690
Totl100%	493260t	550400t	550400t	550400t	550410t
Cauv100%	116770	222000	222000	222000	222000
Tax Value:					
Land 35%	40870	77700	77700	77700	167900
Bldg 35%	20340	24740	24740	24740	24740
Totl 35%	61210t	102440t	102440t	102440t	192640t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2805.02	4101.26	4345.20	4341.18	
Cauv Sav	5106.42	3611.20	3826.02	3822.44	
Sp-Asmnt	155.33	335.21	331.21	334.44	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 A	F/C	M		352		a	*MAIN
	EFFP	P		35	1400	b	PORCH
	F	G		360	8640	c	GRAGE
	EFFP	P		56	2240	d	PORCH
	OFFP	P		120	3600	e	PORCH
2 B	F	A		480		f	ADDTN
1	F/C	A		112		g	ADDTN

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
413	19	2013-09-04	DJ WAGNER ACRES LLC AND	19 *	0	253940	41540
412	19	2013-09-04	DJ WAGNER ACRES LLC	19 *	0	253940	41540
588	3	2012-12-21	WAGNER DANIEL J & MARY L	3WD	1800000	253940	41540
209	3	2000-05-19	SPENCER-GREEN GEORGE THO	3QC *	0	126060	28890
189	1	1992-03-03		1UN *	0	0	96200

Year	Land	Bldg	Total	Net Tax
2021	40870	20340	61210	2815.42
2020	40870	20340	61210	2438.30

project	ben acres	/	%	factor
131 BLANCHARD RIVER MAINT				XA/2025
235 KELLOGG #983 - BLANCHARD				XA/2025
500 HARDIN COUNTY LANDFILL				XA/2025
921 BLANCHARD RIVER MAINT				XA/2023
306 BLOOM #1043 - BLANCHARD				XA/2025



15308 TR 114 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	944 103390
	Full Upper	FRAME	480 41700
	Qtr Story	FRAME	352 1590
	Basement		240 4920
	Subtotal		151600
Metal	Roof	HIP	
	B 1 2 U A		
Plaster/Drywall	X X	Garages and Carports	8640
Unfinished Wall	X	Extra Features	7240
Floor/Pine	X X	Total Value	167480
Floor/Carpet	X		
Number of Rooms	1 4 2 1	PUB ELECTRIC	
Bedrooms	1 2	PRIV WATER	
		PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR			
Plumbing		Neighborhood:	
Standard	1	Code:	3300
		Dwl/Gar/NC%	1.3400

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 AF/C		1424			C-	OLD/FR	150730	.65		70690
2 Shed	*PP	5X8	40				OLD/	0			0
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
C 2	BOB BLOUNT SILT LOAM, 2	.5175	5770	2990	230	120					
C 39	PM PEWAMO SILTY CLAY L	1.2352	6490	8020	230	280					
C 1	BOA BLOUNT SILT LOAM 0-	9.9048	6030	59730	2660	26350					
C 2	BOB BLOUNT SILT LOAM, 2	44.7961	5770	258470	2360	105720					
C 39	PM PEWAMO SILTY CLAY L	19.9576	6490	129520	3560	71050					
C 51	WSTL WASTE LAND	1.0000	120	120	50	50					
W 2	BOB BLOUNT SILT LOAM, 2	.9163	3130	2870	470	430					
671	HSITE HOMESITE	1.0000	18000	18000	18000	18000					
980	ROAD ROAD	.6725									
			80					479720	(100%)		222000
								167900	(35%)		77700
											CAUV # 3866

Call Back:

Sign: PSN Date: 2015-11-20 Lister:

33-270006.0000-v082020R