

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-270011.0000
D79

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 CR 175	2013-09-04 PT NE1/4 NE1/4 27 3.00A	
	19	
	\$0	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	3.0000	3.0000	3.0000	3.0000	
Land100%	11710	12800	12800	12800	12800
Bldg100%					0
Totl100%	11710t	12800t	12800t	12800t	12800t
Cauv100%	1170	3540	3540	3540	3530
Tax Value:					
Land 35%	410	1240	1240	1240	4480
Bldg 35%					0
Totl 35%	410t	1240t	1240t	1240t	4480t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	18.80	49.66	52.60	52.56	
Cauv Sav	169.10	129.70	137.42	137.28	
Sp-Asmnt	6.51	15.19	11.19	28.73	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
413	19	2013-09-04	DJ WAGNER ACRES LLC AND	19 *	0	10170	0
412	19	2013-09-04	DJ WAGNER ACRES LLC	19 *	0	10170	0
410	10	2013-09-04	MARY L WAGNER TRUSTEE	10 *	0	10170	0
21	8	2012-01-18	WAGNER DANIEL J TRUSTEE	8AF *	0	10170	0
464	5	2007-11-19	WAGNER DANIEL J	5AF *	0	9000	0
37	4	2006-01-30	WAGNER DANIEL J TRUSTEE	4WD *	0	9000	0
36	4	2006-01-30	WAGNER DANIEL J	4FD *	0	9000	0
35	4	2006-01-30	WAGNER DANIEL J	4FD *	0	9000	0
34	3	2006-01-30	WAGNER DANIEL J TRUSTEE	3WD *	0	9000	0
33	3	2006-01-30	WAGNER DANIEL J	3FD *	0	9000	0
218	7	1998-05-07	WAGNER DANIEL J TRUST	7ST *	0	9260	0
550	7	1996-12-06	WAGNER DANIEL J & DEBRA	7QC *	0	9260	0
518	5	1994-06-16	WAGNER JOHN D & MILDRED	5QC *	0	0	9310
264	0	1988-04-13		*	12000	0	8400
400	0	1987-05-22		*	7000	0	9800

Year	Land	Bldg	Total	Net Tax
2021	410	0	410	18.86
2020	410	0	410	16.34

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
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 2	BOB BLOUNT SILT LOAM, 2	.4142	5770	2390	2360	980
C 15	GYB2 GLYNWOOD CLAY LOAM	2.0742	5020	10410	1230	2550
980	ROAD ROAD	.5116				

	3	12800	(100%)	3530	CAUV # 3866
		4480	(35%)	1240	

Call Back: Sign: PSN Date: 2015-11-20 Lister: 33-270011.0000-v082020R