PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-350002.0000 AGR
A24 2025

sale

2022 HE WARD FARMS LLC	2013-01-02
2023 HE WARD FARMS LLC	2013-01-02
2024 HE WARD FARMS LLC	2013-01-02
2025 RAMGE JOSEPH WILLIAM	2024-10-15 PT E1/2 NW1/4 S35 77.00A
CR 120	1WD
	$0

Eff Rate: – 49.60 — 43.46 — 45.84 — 45.76 — a/r

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	77.0000	77.0000	77.0000	77.0000	
Land100%	407710	445570	445570	445570	445560
Bldg100%				0	
Totl100%	407710t	445570t	445570t	445570t	445560t
Cauv100%	83030	177770	177770	177770	177770
Tax Value:					
Land 35%	29060	62220	62220	62220	155950
Bldg 35%					0
Totl 35%	29060t	62220t	62220t	62220t	155950t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1331.70	2491.02	2639.18	2636.74	
Cauv Sav	5207.70	3752.54	3975.76	3972.04	
Sp-Asmnt		4.00			

July 30, 2007 put in the Black Swamp Conservancy

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
455	1	2024-10-15	RAMGE JOSEPH WILLIAM	1WD	*	0	445570	0
2	9	2013-01-02	HE WARD FARMS LLC	9AF	*	0	232740	0
288	11	2007-07-31	WYNDHAM BERNIECE R TRUST	13	*	0	153830	0
287	11	2007-07-31	WYNDHAM BERNIECE R	13	*	0	153830	0
286	11	2007-07-31	WYNDHAM BERNIECE R	13	*	0	153830	0
440	6	2001-10-08	WYNDHAM BERNIECE R ETAL	6WD	*	0	113110	0
403	9	1997-09-25	WYNDHAM BERNIECE R & GLA	9WD	*	0	85260	0

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

CR 120

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-	1.4474	6030	8730	2660	3850
C 2	BOB	BLOUNT SILT LOAM, 2	49.2309	5770	284060	2360	116190
C 14	GWB	GLYNWOOD SILT LOAM	2.9908	5400	16150	1750	5230
C 15	GYB2	GLYNWOOD CLAY LOAM	7.9714	5020	40020	1230	9810
C 39	PM	PEWAMO SILTY CLAY L	11.7871	6490	76500	3560	41960
980	ROAD	ROAD	.3914				
C 2	BOB	BLOUNT SILT LOAM, 2	.7476	5770	4310	230	170
C 39	PM	PEWAMO SILTY CLAY L	2.4334	6490	15790	230	560
			77		445560	(100%)	177770
					155950	(35%)	62220

CAUV # 4647

Call Back: Sign: PSN Date: 2015-11-12 Lister: 33-350002.0000-v082020R