

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-350008.0000
A28

AGR
2025

sale

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

2022 LEE MICHAEL L	2019-11-07
2023 LEE MICHAEL L	2019-11-07
2024 LEE MAGIC MEADOWS LLC	2023-11-03
2025 LEE MAGIC MEADOWS LLC	2023-11-03 PT SW4 155.09A
SR 309	1QC
	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	155.0900	155.0900	155.0900	155.0900	
Land100%	824030	900490	900490	900490	900480
Bldg100%					0
Totl100%	824030t	900490t	900490t	900490t	900480t
Cauv100%	184830	389630	389630	389630	389620
Tax Value:					
Land 35%	64690	136370	136370	136370	315170
Bldg 35%					0
Totl 35%	64690t	136370t	136370t	136370t	315170t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2964.50	5459.66	5784.44	5779.04	
Cauv Sav	10252.24	7158.36	7584.16	7577.12	
Sp-Asmnt	8.12	12.12	12.56	15.56	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
432	1	2023-11-03	LEE MAGIC MEADOWS LLC	1QC *	0	900490	0
427	1	2019-11-07	LEE MICHAEL L	1CT *	0	824030	0
371	2	2015-09-29	DOWD LEE LISA	2CT *	0	582970	0
337	2	1996-08-28	DOWD MARY TRUDELL	2CT *	0	135910	0
913	1	1994-10-06	DOWD THOMAS M & MARY T	1WD *	100000	0	213430

Year	Land	Bldg	Total	Net Tax
2021	64690	0	64690	2975.50
2020	64690	0	64690	2576.94

project	ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY				XA/2025
131 BLANCHARD RIVER MAINT				XA/2025
921 BLANCHARD RIVER MAINT				XA/2023
306 BLOOM #1043 - BLANCHARD				XA/2025
317 DITCH O BLANCHARD RIVER				XA/2025

SR 309

PUB ELECTRIC
PRIV WATER
PRIV SEWER
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 1	BOA BLOUNT SILT LOAM 0-	11.1216	6030	67060	2660	29580
C 2	BOB BLOUNT SILT LOAM, 2	103.9996	5770	600080	2360	245440
C 14	GWB GLYNWOOD SILT LOAM	11.0491	5400	59670	1750	19340
C 39	PM PEWAMO SILTY CLAY L	26.7593	6490	173670	3560	95260
980	ROAD ROAD	2.1604				

155.09 900480 (100%) 389620 CAUV # 4589
315170 (35%) 136370

Call Back:

Sign: PSN Date: 2015-11-12 Lister:

33-350008.0000-v082020R