

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-360004.0000
A03

AGR
2025

sale

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

2022 RAJ LAND HOLDINGS LLC	2021-12-14
2023 RAJ LAND HOLDINGS LLC	2021-12-14
2024 RAJ LAND HOLDINGS LLC	2021-12-14
2025 RAJ LAND HOLDINGS LLC	2021-12-14 PT E1/2 NE1/4 S36
CR 120	3WD 74.743A
	\$1,425,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	74.7430	74.7430	74.7430	74.7430	
Land100%	397800	434660	434660	434660	434670
Bldg100%					0
Totl100%	397800t	434660t	434660t	434660t	434670t
Cauv100%	98430	197340	197340	197340	197330
Tax Value:					
Land 35%	34450	69070	69070	69070	152130
Bldg 35%					0
Totl 35%	34450t	69070t	69070t	69070t	152130t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1578.72	2765.26	2929.74	2927.02	
Cauv Sav	4801.66	3325.34	3523.18	3519.88	
Sp-Asmnt	89.58	93.58	89.58	89.58	

6-17-21 RYAN R WAGNER REV TRUST KENDRA K SYKES & ERIC E WAGNER SURVIVING
SETTLOR OF THE ERIC & JANN WAGNER 2010 TRUST

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
666	3	2021-12-14	RAJ LAND HOLDINGS LLC	3WD	1425000	397800	0
258	3	2021-06-16	WAGNER RYAN R ETAL TRUSTE	3DT *	0	397800	0
186	3	2018-05-22	WAGNER RYAN R ETAL TRUSTE	3WD *	0	397800	0
1052	1	1989-12-12		1WD	122500	80710	0

Year	Land	Bldg	Total	Net Tax
2021	34450	0	34450	1584.58
2020	34450	0	34450	1372.32

Project
106 REELHORN - TYMOCHTEE XA/2025 ben acres / % factor

CR 120

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-	28.6682	6030	172870	2660	76260
C 2	BOB BLOUNT SILT LOAM, 2	22.4151	5770	129340	2360	52900
C 39	PM PEWAMO SILTY CLAY L	17.8213	6490	115660	3560	63440
W 1	BOA BLOUNT SILT LOAM 0-	.8303	3610	3000	770	640
W 2	BOB BLOUNT SILT LOAM, 2	.3896	3130	1220	470	180
W 39	PM PEWAMO SILTY CLAY L	2.3423	5370	12580	1670	3910
980	ROAD ROAD	2.2762				

74.743 434670 (100%) 197330 CAUV # 4271
152130 (35%) 69070

Call Back: Sign: PSN Date: 2015-11-12 Lister: 33-360004.0000-v082020R