

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-360005.0000
A43

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 E 1/2 SE 1/4 36 |
| SR 309 | 3WD 27.235A |
| | \$1,425,000 |

| | | | | | |
|------------|---------|---------|---------|---------|---------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 110 | 110 | 110 | 110 | 110 |
| Acres | 27.2350 | 27.2350 | 27.2350 | 27.2350 | |
| Land100% | 143140 | 156400 | 156400 | 156400 | 156390 |
| Bldg100% | | | | | 0 |
| Totl100% | 143140t | 156400t | 156400t | 156400t | 156390t |
| Cauv100% | 36600 | 71830 | 71830 | 71830 | 71840 |
| Tax Value: | | | | | |
| Land 35% | 12810 | 25140 | 25140 | 25140 | 54740 |
| Bldg 35% | | | | | 0 |
| Totl 35% | 12810t | 25140t | 25140t | 25140t | 54740t |
| Hmstd35% | | | | | |
| Owner Oc | | | | | |
| Hmstd RB | | | | | |
| Net Tax | 587.04 | 1006.50 | 1066.36 | 1065.38 | |
| Cauv Sav | 1708.84 | 1185.04 | 1255.54 | 1254.38 | |
| Sp-Asmnt | 38.64 | 42.64 | 38.64 | 38.64 | |

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 | 143140 | 0 |
| 258 | 3 | 2021-06-16 | WAGNER RYAN R ETAL TRUSTE | 3DT * | 0 | 143140 | 0 |
| 186 | 3 | 2018-05-22 | WAGNER RYAN R ETAL TRUSTE | 3WD * | 0 | 143140 | 0 |
| 1052 | 1 | 1989-12-12 | | 1WD | 122500 | 28000 | 0 |

| Year | Land | Bldg | Total | Net Tax |
|------|-------|------|-------|---------|
| 2021 | 12810 | 0 | 12810 | 589.20 |
| 2020 | 12810 | 0 | 12810 | 510.28 |

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

SR 309

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 1 | BOA BLOUNT SILT LOAM 0- | 11.9652 | 6030 | 72150 | 2660 | 31830 |
| C 2 | BOB BLOUNT SILT LOAM, 2 | 1.0871 | 5770 | 6270 | 2360 | 2570 |
| C 39 | PM PEWAMO SILTY CLAY L | 9.2351 | 6490 | 59940 | 3560 | 32880 |
| W 1 | BOA BLOUNT SILT LOAM 0- | 1.0862 | 3610 | 3920 | 770 | 840 |
| W 2 | BOB BLOUNT SILT LOAM, 2 | 1.3335 | 3130 | 4170 | 470 | 630 |
| W 39 | PM PEWAMO SILTY CLAY L | 1.8509 | 5370 | 9940 | 1670 | 3090 |
| 980 | ROAD ROAD | .6770 | | | | |

27.235 156390 (100%) 71840 CAUV # 4271
54740 (35%) 25140

Call Back: Sign: PSN Date: 2015-11-12 Lister: 33-360005.0000-v082020R