

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