

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-360015.0000
A42

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 SE1/4 36 52.765A
SR 309	3WD
	\$1,425,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	52.7650	52.7650	52.7650	52.7650	
Land100%	274800	300260	300260	300260	300260
Bldg100%					0
Totl100%	274800t	300260t	300260t	300260t	300260t
Cauv100%	71230	139460	139460	139460	139450
Tax Value:					
Land 35%	24930	48810	48810	48810	105090
Bldg 35%					0
Totl 35%	24930t	48810t	48810t	48810t	105090t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1142.46	1954.14	2070.38	2068.44	
Cauv Sav	3265.12	2253.20	2387.24	2385.02	
Sp-Asmnt	83.40	83.40	83.40	83.40	

6-16-21 RYAN R WAGER 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:blgd
666	3	2021-12-14	RAJ LAND HOLDINGS LLC	3WD	1425000	274800	0
258	3	2021-06-16	WAGNER RYAN R ETAL TRUSTE	3DT *	0	274800	0
186	3	2018-05-22	WAGNER RYAN R ETAL TRUSTE	3WD *	0	274800	0
227	1	1989-03-27		1UN *	0	51000	0

Year	Land	Bldg	Total	Net Tax
2021	24930	0	24930	1146.68
2020	24930	0	24930	993.10

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-	23.9830	6030	144620	2660	63800
C 39	PM PEWAMO SILTY CLAY L	18.6740	6490	121190	3560	66480
W 1	BOA BLOUNT SILT LOAM 0-	4.3787	3610	15810	770	3370
W 39	PM PEWAMO SILTY CLAY L	3.4715	5370	18640	1670	5800
980	ROAD ROAD	2.2578				

52.765 300260 (100%) 139450 CAUV # 4271
105090 (35%) 48810

Call Back: Sign: PSN Date: 2015-11-12 Lister: 33-360015.0000-v082020R