

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-400006.0000
B60

AGR
2024

sale

2021 HE WARD FARMS LLC
2022 HE WARD FARMS LLC
2023 HE WARD FARMS LLC
2024 HE WARD FARMS LLC
SR 309

2013-01-02
2013-01-02
2013-01-02
2013-01-02 PT N2 PT NW4 FRAC S3
9AF 214.791A
\$0

Eff Rate:- 49.77 — 49.60 — 43.46 — 45.84 — a/r

Tax Year 2021 2022 2023 2024
Prop Cls 110 110 110 110
Acres 214.7910 214.7910 214.7910 214.7910
Land100% 1013090 1013090 1107230 1107230
Bldg100%
Totl100% 1013090t 1013090t 1107230t 1107230t
Cauv100% 186860 162170 365570 365570
Tax Value:
Land 35% 65400 56760 127950 127950
Bldg 35%
Totl 35% 65400t 56760t 127950t 127950t
Hmstd35%
Owner 0c
Hmstd RB
Net Tax 3008.16 2601.08 5122.56 5427.26
Cauv Sav 13301.12 13647.98 10392.44 11010.64
Sp-Asmnt 89.14 89.14 89.14 104.74

CAMA
110
1107240
1107240t
365580

387530
0
387530t

July 30, 2007 put in the Black Swamp Conservancy
334000040000 8.71A
334000050000 110.72A
334000130000 2.225A

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
2	9	2013-01-02	HE WARD FARMS LLC	9AF *	0	218770	0
288	13	2007-07-31	WYNDHAM BERNIECE R TRUST	13 *	0	147000	0
287	13	2007-07-31	WYNDHAM BERNIECE R	13 *	0	147000	0
286	13	2007-07-31	WYNDHAM BERNIECE R	13 *	0	147000	0
430	4	2002-10-10	WYNDHAM BERNIECE R ETAL	4WD *	0	104600	0
402	9	1997-09-25	WARD GLADYS J REVOCABLE	9WD *	0	82910	0

Year	Land	Bldg	Total	Net Tax
2020	65400	0	65400	2605.22
2019	104660	0	104660	4008.82

p r o j e c t		ben acres		/ %	factor
902 MAIN DISTRICT CONSERVANCY		XA/2024			

SR 309

PUB ELECTRIC
PUB GAS
PUB WATER
PUB PAVED ST/RD
Topo: ROLLING

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-	3.2399	6030	19540	2660	8620
C 2	BOB BLOUNT SILT LOAM, 2	46.9367	5770	270820	2360	110770
C 8	EE EEL SILT LOAM, OCCA	.1984	5550	1100	2460	490
C 11	FPC2 FOX CLAY LOAM, 6-12%	.8898	4370	3890	350	310
C 14	GWB GLYNWOOD SILT LOAM	49.8379	5400	269120	1750	87220
C 16	GYC2 GLYNWOOD CLAY LOAM	15.0358	4750	71420	1050	15790
C 19	KAB KENDALLVILLE SILT L	6.3813	5800	37010	2090	13340
C 33	NE NEWARK SILT LOAM OC	2.3417	5800	13580	2280	5340
C 35	OCA OCKLEY LOAM, 0-2% S	2.2332	5900	13180	2630	5870
C 36	OCB OCKLEY LOAM, 2-6% S	10.0173	5700	57100	2350	23540
C 39	PM PEWAMO SILTY CLAY L	4.4665	6490	28990	3560	15900
C 47	SO SLOAN SILT LOAM, FR	.7347	6490	4770	2920	2150
C 51	WSTL WASTE LAND	13.0000	120	1560	50	650
W 8	EE EEL SILT LOAM, OCCA	1.5051	3990	6010	1460	2200
W 11	FPC2 FOX CLAY LOAM, 6-12%	1.1142	420	470	230	260
W 16	GYC2 GLYNWOOD CLAY LOAM	.4501	1460	660	230	100
W 19	KAB KENDALLVILLE SILT L	.6318	3450	2180	1090	690
W 33	NE NEWARK SILT LOAM OC	11.5007	2900	33350	390	4490
W 36	OCB OCKLEY LOAM, 2-6% S	.5020	3960	1990	1350	680
W 47	SO SLOAN SILT LOAM, FR	2.7279	4560	12440	1030	2810
980	ROAD	.9889				
C 26	MF MILFORD SILTY CLAY	10.2833	6900	70950	3800	39080
W 1	BOA BLOUNT SILT LOAM 0-	.2868	3610	1040	770	220
W 2	BOB BLOUNT SILT LOAM, 2	.3300	3130	1030	470	160
C 50	WE WESTLAND CLAY LOAM	4.4325	7650	33910	4060	18000
W 50	WE WESTLAND CLAY LOAM	.6212	6340	3940	2170	1350
C 2	BOB BLOUNT SILT LOAM, 2	1.3851	5770	7990	230	320
C 8	EE EEL SILT LOAM, OCCA	1.1212	5550	6220	230	260
C 11	FPC2 FOX CLAY LOAM, 6-12%	1.4001	4370	6120	230	320
C 14	GWB GLYNWOOD SILT LOAM	.0712	5400	380	230	20
C 16	GYC2 GLYNWOOD CLAY LOAM	.1749	4750	830	230	40
C 19	KAB KENDALLVILLE SILT L	1.5498	5800	8990	230	360
C 33	NE NEWARK SILT LOAM OC	7.0990	5800	41170	230	1630