

PLEASANT TWP
NORTHERN SD

00340

Hardin County, Ohio
Michael T. Bacon, Auditor

34-100002.0000
H04

AGR
2025

sale

Eff Rate:- 48.97 — 39.04 — 41.32 — 41.39 — a/r

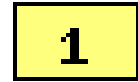
2022 DJ WAGNER ACRES LLC A	2013-09-04	
2023 DJ WAGNER ACRES LLC A	2013-09-04	
2024 DJ WAGNER ACRES LLC A	2013-09-04	
2025 DJ WAGNER ACRES LLC AND CR 167	2013-09-04 PT NW 1/4 10 96.18A	19
	\$0	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	199	199	199	199	199
Acres	96.1800	96.1800	96.1800	96.1800	561800
Land100%	514110	561800	561800	561800	2630
Bldg100%	1740	2630	2630	2630	564430t
Totl100%	515860t	564430t	564430t	564430t	251360
Cauv100%	125970	251370	251370	251370	
Tax Value:					
Land 35%	44090	87980	87980	87980	196630
Bldg 35%	610	920	920	920	920
Totl 35%	44700t	88900t	88900t	88900t	197550t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1994.48	3159.12	3363.30	3372.14	
Cauv Sav	6061.46	3860.92	4110.44	4121.30	
Sp-Asmnt	42.33	68.08	64.08	71.85	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
413	19	2013-09-04	DJ WAGNER ACRES LLC AND	19 *	0	294860	1740
412	19	2013-09-04	DJ WAGNER ACRES LLC	19 *	0	294860	1740
21	5	2012-01-18	WAGNER DANIEL J & MARY TR	5AF *	0	294860	1740
464	5	2007-11-19	WAGNER DANIEL J	5AF *	0	194800	1940
43	1	2006-01-30	WAGNER DANIEL J & MARY L	1WD *	0	194800	1940
42	1	2006-01-30	WAGNER DANIEL J & MARY L	1FD *	0	194800	1940
41	1	2006-01-30	WAGNER DANIEL J & MARY L	1FD *	0	194800	1940
40	1	2006-01-30	WAGNER DANIEL J & MARY L	1FD *	0	194800	1940
39	1	2006-01-30	WAGNER DANIEL J & MARY L	1FD *	0	194800	1940
102	2	2005-03-28	WAGNER JOHN D ETAL TRUST	2OC *	0	158910	2400
167	1	2005-03-21	WAGNER JOHN D ETAL TRUST	1FD *	300000	158910	2400
34	1	1994-01-18	LOTZ CARL R	1CT *	0	0	81230

Year	Land	Bldg	Total	Net Tax
2021	44090	610	44700	2005.00
2020	44090	610	44700	2013.12

project	ben acres	/	%	factor
131 BLANCHARD RIVER MAINT				XA/2025
235 KELLOGG #983 - BLANCHARD				XA/2025
921 BLANCHARD RIVER MAINT				XA/2023
306 BLOOM #1043 - BLANCHARD				XA/2025



CR 167

PUB ELECTRIC
PUB PAVED ST/RD

Neighborhood:
Code: 3300
Dwl/Gar/NC% 1.3400

Bldg	Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1	Flat Barn		38X72	2736	Rate	D	Cond	Value	Dpr	Dpr	Value
							1915PR	26270	.80	.50	2630
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
0	*AG000138 02152011	.0000									
C 1	BOA BLOUNT SILT LOAM 0-	2.0049	6030	12090	2660	5330					
C 2	BOB BLOUNT SILT LOAM, 2	36.5925	5770	211140	2360	86360					
C 15	GYB2 GLYNWOOD CLAY LOAM	13.2886	5020	66710	1230	16350					
C 17	HKA HASKINS SILT LOAM 0	1.1627	5900	6860	2950	3430					
C 39	PM PEWAMO SILTY CLAY L	33.4994	6490	217410	3560	119260					
C 44	SA SARANAC SLTY CLAY L	7.4480	6390	47590	2770	20630					
980	ROAD ROAD	2.1839									

96.18 561800 (100%) 251360 CAUV # 3866
196630 (35%) 87980

Call Back: Sign: PSN Date: 2015-11-18 Lister: 34-100002.0000-v082020R