

BUCK TWP
KENTON SD

00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-090012.0000
K31

AGR
2025

sale

Eff Rate:- 49.50 — 43.46 — 45.84 — 45.54 — a/r

2022 SCHARF FARM LLC	2011-12-09	
2023 SCHARF FARM LLC	2011-12-09	
2024 SCHARF FARM LLC	2011-12-09	
2025 SCHARF FARM LLC	2011-12-09	10040 - 10292 10.071A
SR 31	4QC	
	\$0	

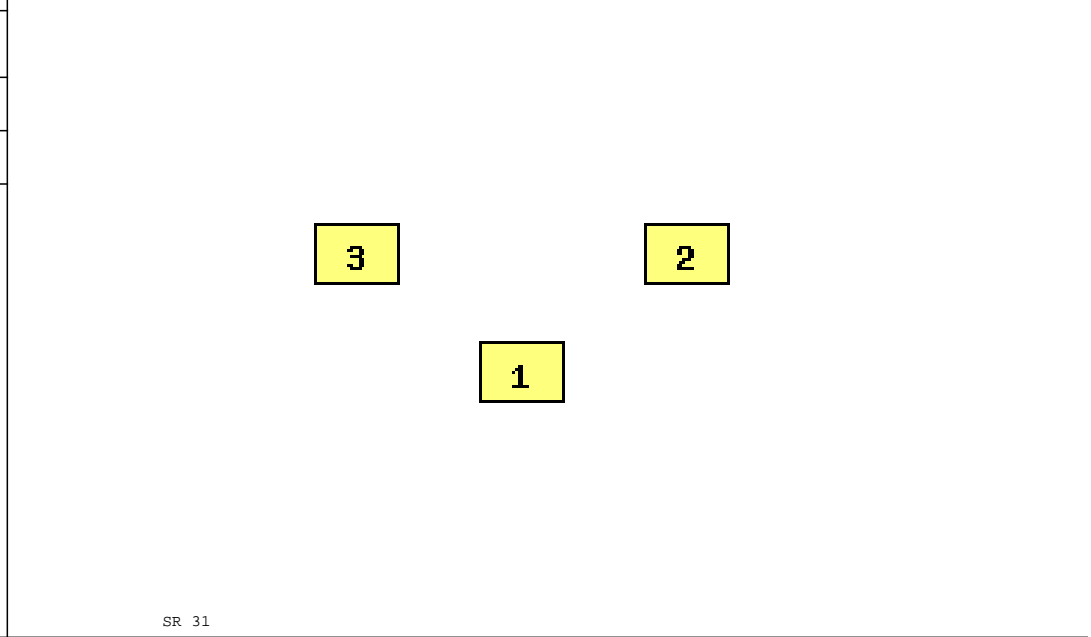
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	199	199	199	199	199
Acres	10.0710	10.0710	10.0710	10.0710	
Land100%	53690	58660	58660	58660	58650
Bldg100%	2060	2490	2490	2490	2480
Totl100%	55740t	61140t	61140t	61140t	61130t
Cauv100%	13600	26800	26800	26800	26800
Tax Value:					
Land 35%	4760	9380	9380	9380	20530
Bldg 35%	720	870	870	870	870
Totl 35%	5480t	10250t	10250t	10250t	21400t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	250.58	410.30	434.70	431.78	
Cauv Sav	641.50	446.32	472.88	469.68	
Sp-Asmnt	3.15	10.11	18.20	18.20	

2026 DJ WAGNER ACRES LLC AND	2025-10-10	
SR 31	3WD	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
455	3	2025-10-10	DJ WAGNER ACRES LLC &	3WD	2300000	58660	2490
497	4	2011-12-09	SCHARF FARM LLC	4QC *	0	29110	2490
496	4	2011-12-09	SCHARF TIMOTHY TRUSTEE	4QC *	0	29110	2490

Year	Land	Bldg	Total	Net Tax
2021	4760	720	5480	251.48
2020	4760	720	5480	217.72

p r o j e c t		ben acres	/	%	factor
902	MAIN DISTRICT CONSERVANCY				
246	FULTON DITCH SCIOTO RIVER MA				
		XA/2025			
		XA/2025			



SR 31

Neighborhood:	
Code:	400
Dwl/Gar/NC%	1.2500

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value	
1 Pole Build		16X50	800		D	1976PR	6140	.75	.75	380	1 SIDE OPN
2 Pole Build		20X94	1880		D	1920PR	14440	.75	.75	900	1 SIDE OPN
3 Crib/Grana		48X50	2400		D	1920PR	19200	.75	.75	1200	
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
C 1	BOA BLOUNT SILT LOAM 0-	7.2502	6030	43720	2660	19290					
C 2	BOB BLOUNT SILT LOAM, 2	.8363	5770	4830	2360	1970					
C 39	PM PEWAMO SILTY CLAY L	1.5566	6490	10100	3560	5540					
980	ROAD ROAD	.4279									

10.071 58650 (100%) 26800 CAUV # 3866
 20530 (35%) 9380

Call Back: Sign: PSN Date: 2015-07-16 Lister: 04-090012.0000-v082020R