

BUCK TWP
RIDGEMONT SD

00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-050008.0000
007

AGR
2025

- sale

2022 SUTHERLAND ACRES LLC	2017-11-03	
2023 SUTHERLAND ACRES LLC	2017-11-03	
2024 SUTHERLAND ACRES LLC	2017-11-03	
2025 SUTHERLAND ACRES LLC	2017-11-03	10104 46.81A
US 68	7QC	
	\$0	

\$0

- Eff Rate: - 46.89 — 39.00 — 41.37 — 41.16 — a/r

$$-a/r$$

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	46.8100	46.8100	46.8100	46.8100	
Land100%	227460	248570	248570	248570	248580
Bldg100%				0	
Tot100%	227460t	248570t	248570t	248570t	248580t
Cauv100%	48030	103030	103030	103030	103030

- Tax Value:
Land 25%

Land 35%	16810	36060	36060	36060	87000
Bldg 35%					0
Totl 35%	16810t	36060t	36060t	36060t	87000t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	718.54	1280.20	1366.06	1358.76	
Cauv Sav	2684.34	1808.48	1929.74	1919.42	
Sp-Asmnt	14.90	14.90	43.40	46.77	

Sal#	#D	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
487	7	2017-11-03	SUTHERLAND ACRES LLC	70C *	0	153090	0
487	7	2017-11-03	SUTHERLAND ACRES LLC	70D *	0	153090	0
25	7	2017-01-20	BARACH TAMARA ETAL	7AF *	0	153090	0
24	7	2017-01-20	BARACH TAMARA ETAL	7AF *	0	153090	0
254	6	2005-07-14	SUTHERLAND IMOGENE ETAL	60C *	0	65660	0
215	6	2005-07-15	SUTHERLAND IMOGENE ETAL	60C *	0	65660	0
198	0	1998-01-02	SUTHERLAND IMOGENE	60C *	0	44490	0
169	1	1993-03-10	SUTHERLAND IMOGENE	1FD *	35200	0	36000
720	1	1992-07-31		1WD	37250	0	36000

Year	Land	Bldg	Total	Net Tax
2021	16810	0	16810	731.18
2020	16810	0	16810	732.36

project	ben acres	/ %	factor
02 MAIN DISTRICT CONSERVANCY	XA/2025		
79 SILVER CREEK - SCIOTO RIVER	XA/2025		
33 TAYLOR CREEK #1096 - SCIOTO	XA/2025		

US 68

PUB ELECTRIC
PRIV WATER
PRIV SEWER
PUB PAVED ST/RD
Topo: ROLLING

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Neighborhood:
Code:          400
Dwl/Gar/NC%   1.2500
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Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	3.2138	6030	19380	2660	8550
C 2	BOB BLOUNT SILT LOAM, 2	22.5399	5770	130060	2360	53190
C 14	GWB GLYNWOOD SILT LOAM	2.9007	5400	15660	1750	5080
C 15	GYB2 GLYNWOOD CLAY LOAM	6.2901	5020	31580	1230	7740
C 39	PM PEWAMO SILTY CLAY L	7.9965	6490	51900	3560	28470
980	ROAD	3.8690				

46.81	248580	(100%)	103030	CAUV #	4135
	87000	(35%)	36060		

Call Back: Sign: PSN Date: 2015-08-06 Lister: 05-050008.0000-v082020R