

BUCK TWP
RIDGEMONT SD

00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-070010.0000
G04

AGR
2025

sale

2022 TURNER DORTHA K & JEF	1997-07-07		
2023 TURNER DORTHA K & JEF	1997-07-07		
2024 TURNER DORTHA K & JEF	1997-07-07		
2025 TURNER DORTHA K & JEFFR	1997-07-07	10048	86.47A
TR 184	3SD		
	\$0		

Eff Rate:-	46.89	39.00	41.37	41.16	a/r
Tax Year	2022	2023	2024	2025	
Prop Cls	199	199	199	199	CAMA
Acres	86.4700	86.4700	86.4700	86.4700	199
Land100%	465860	509030	509030	509030	509040
Bldg100%	5110	5710	5710	5710	5710
Totl100%	470970t	514740t	514740t	514740t	514750t
Cauv100%	109970	224540	224540	224540	224550
Tax Value:					
Land 35%	38490	78590	78590	78590	178160
Bldg 35%	1790	2000	2000	2000	2000
Totl 35%	40280t	80590t	80590t	80590t	180160t
Hmstd35%					
Owner 0c					
Hmstd RB					
Net Tax	1721.74	2861.12	3052.98	3036.66	
Cauv Sav	5324.22	3534.94	3772.02	3751.84	
Sp-Asmnt	85.23	105.83	126.26	126.26	

2026 J & D TURNER FARMS LLC
TR 184

2025-04-03
6WD

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
158	6	2025-04-03	J & D TURNER FARMS LLC	6WD *	0	509030	5710
259	3	1997-07-07	TURNER DORTHA K & JEFFRE	3SD *	0	96540	7260
55	1	1991-01-24		1UN *	0	0	75310
845	1	1989-10-03		1UN *	0	0	75310

Year	Land	Bldg	Total	Net Tax
2021	38490	1790	40280	1752.06
2020	38490	1790	40280	1754.84

p r o j e c t	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
246 FULTON DITCH SCIOTO RIVER MA			XA/2025
261 BONTRAGER DITCH #1019 - SCIO			XA/2025
346 GANDER RUN-SCIOTO RIVER			XA/2025

4

1

2

7

5 3

6

TR 184

PRIV WATER
PUB PAVED ST/RD
Topo: ROLLING

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

Bldg	Type	SHB+Cons	DixHt	FtxFt	Area	Unit	Grade	Blt/Renov	Cond	Replace	Phy	Fnc	True
1	Shed	*SV 0	18X20	360				OLD/AV		400			400
2	Crib/Grana	*NV	36X36	1296				OLD/VP		0			0
3	Bank Barn		36X56	2016			D	OLD/AV		19350	.65	.50	3390
4	Shed	*SV 0	20X50	1000				OLD/FR		500			500
5	Lean-To		16X17	272			D	1991AV		1740	.65		610
6	Lean-To		16X17	272			D	1991AV		1740	.65		610
7	Bank Barn	*SV	18X17	306				OLD/		200			200

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	12.8237	6030	77330	2660	34110
C 2	BOB BLOUNT SILT LOAM, 2	36.6646	5770	211550	2360	86530
C 14	GWB GLYNWOOD SILT LOAM	6.9243	5400	37390	1750	12120
C 15	GYB2 GLYNWOOD CLAY LOAM	1.5679	5020	7870	1230	1930
C 16	GYC2 GLYNWOOD CLAY LOAM	3.7194	4750	17670	1050	3910
C 39	PM PEWAMO SILTY CLAY L	24.0553	6490	156120	3560	85640
W 1	BOA BLOUNT SILT LOAM 0-	.0821	3610	300	770	60
W 39	PM PEWAMO SILTY CLAY L	.1511	5370	810	1670	250
980	ROAD ROAD	.4816				

86.47 509040 (100%) 224550 CAUV # 4716
178160 (35%) 78590

Call Back: Sign: PSN Date: 2015-07-30 Lister: 05-070010.0000-v082020R