BUCK TWP
RIDGEMONT SD 00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-070010.0000 AGR
G04 2026

sale

2023 TURNER DORTHA K & JEF	1997-07-07			
2024 TURNER DORTHA K & JEF	1997-07-07			
2025 TURNER DORTHA K & JEF	1997-07-07			
2026 TURNER DORTHA K & JEFFR	1997-07-07	10048	86.47A	
TR 184	3SD			
	$0			

2027 J & D TURNER FARMS LLC	2025-04-03			
TR 184	6WD			

Eff Rate:- 39.00 41.37 41.16 41.16 a/r

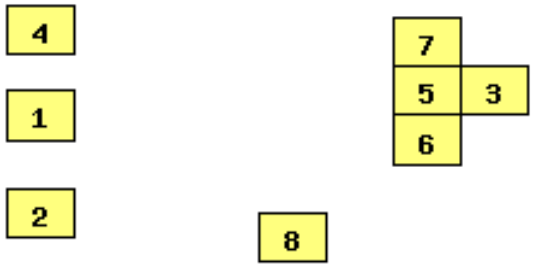
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	199	199	199	199	0	199	199	199
Acres	86.4700	86.4700	86.4700	86.4700	86.4700			
Land100%	509030	509030	509030	509030		509030	738200	738190
Bldg100%	5710	5710	5710	5710		5710	31260	31250
Totl100%	514740t	514740t	514740t	514740t		514740t	769460t	769440t
Cauv100%	224540	224540	224540	224540		509030	738200	213780
Tax Value:								
Land 35%	78590	78590	78590	78590		78590	74820	258370
Bldg 35%	2000	2000	2000	2000		2000	10940	10940
Totl 35%	80590t	80590t	80590t	80590t		80590t	85760t	269300t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2861.12	3052.98	3036.66	3036.66	3036.66			
Cauv Sav	5324.22	3534.94	3772.02	3751.84				
Sp-Asmnt	105.83	126.26	126.26	126.26				

050700110000 64.47a

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
2022	38490	1790	40280	1721.74
2021	38490	1790	40280	1752.06

project		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			



TR 184

PRIV WATER
PUB PAVED ST/RD
Topo: ROLLING

Neighborhood:
Code: 400
Dwl/Gar/NC% 1.8000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
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
8	Pole Barn		40X56	2240		C	2023AV	26880	.05		25540

Tab	#	S	O	I	L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA			BLOUNT SILT LOAM 0-	12.8237	8740	112080	2550	32700
C	2	BOB			BLOUNT SILT LOAM, 2	36.6646	8370	306880	2230	81760
C	14	GWB			GLYNWOOD SILT LOAM	6.9243	7830	54220	1630	11290
C	15	GYB2			GLYNWOOD CLAY LOAM	1.5679	7280	11410	1110	1740
C	16	GYC2			GLYNWOOD CLAY LOAM	3.7194	6890	25630	870	3240
C	39	PM			PEWAMO SILTY CLAY L	24.0553	9410	226360	3450	82990
W	1	BOA			BLOUNT SILT LOAM 0-	.0821	5230	430	230	20
W	39	PM			PEWAMO SILTY CLAY L	.1511	7790	1180	230	40
	980	ROAD	ROAD			.4816				

	86.47	738190	(100%)	213780
		258370	(35%)	74820

CAUV # 4716

Call Back: Sign: PSN Date: 2015-07-30 Lister:

05-070010.0000-v082020R