

BUCK TWP
RIDGEMONT SD

00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-130001.0000
E32

AGR
2025

sale

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 SR 31 2013-09-04 12190 30.103A
\$0 19

Eff Rate:- 46.89 — 39.00 — 41.37 — 41.37 — a/r
Tax Year 2022 2023 2024 2025
Prop Cls 110 110 110 110
Acres 45.9600 45.9600 45.9600 45.9600
Land100% 235430 257260 257260 257260
Bldg100% 0
Totl100% 235430t 257260t 257260t 257260t
Cauv100% 55690 112000 112000 112000
Tax Value:
Land 35% 19490 39200 39200 39200
Bldg 35%
Totl 35% 19490t 39200t 39200t 39200t
Hmstd35%
Owner 0c
Hmstd RB
Net Tax 833.08 1391.68 1485.02 2689.04
Sp-Asmnt 56.00 64.59 83.29

2025 CAMA 110
257260 257250
257260t 257250t
257260 112000

2026 MCCULLOUGH MARK & RUTH SR 31 2025-10-10 3SD

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
454	3	2025-10-10	MCCULLOUGH MARK & RUTH	3SD	887750	257260	0
413	19	2013-09-04	DJ WAGNER ACRES LLC AND	19 *	0	127200	0
412	19	2013-09-04	DJ WAGNER ACRES LLC	19 *	0	127200	0
457	2	2012-10-05	WAGNER DANIEL J TRUSTEE	2WD	562383	127200	0
497	4	2011-12-09	SCHARF FARM LLC	40C *	0	127200	0
496	4	2011-12-09	SCHARF TIMOTHY TRUSTEE	40C *	0	127200	0
468	0	1988-06-24		*	30000	0	38510

Year	Land	Bldg	Total	Net Tax
2021	19490	0	19490	847.74
2020	19490	0	19490	849.10

Project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025		
172 LINKE #963	XA/2025		
346 GANDER RUN-SCIOTO RIVER	XA/2025		

SR 31

PUB PAVED ST/RD

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

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	12.1327	6030	73160	2660	32270
C 2	BOB BLOUNT SILT LOAM, 2	6.4889	5770	37440	2360	15310
C 14	GWB GLYNWOOD SILT LOAM	3.2360	5400	17470	1750	5660
C 16	GYC2 GLYNWOOD CLAY LOAM	2.5309	4750	12020	1050	2660
C 39	PM PEWAMO SILTY CLAY L	13.5475	6490	87920	3560	48230
C 47	SO SLOAN SILT LOAM, FR	.9966	6490	6470	2920	2910
W 2	BOB BLOUNT SILT LOAM, 2	2.4119	3130	7550	470	1130
W 16	GYC2 GLYNWOOD CLAY LOAM	.1419	1460	210	230	30
W 39	PM PEWAMO SILTY CLAY L	.8773	5370	4710	1670	1470
W 47	SO SLOAN SILT LOAM, FR	2.2457	4560	10240	1030	2310
C 51	WSTL WASTE LAND	.4746	120	60	50	20
980	ROAD ROAD	.5640				
970	DROW DITCH RIGHT OF WAY	.3120				

45.96 257250 (100%) 112000 CAUV # 2543
90040 (35%) 39200

Call Back: Sign: PSN Date: 2015-07-30 Lister: 05-130001.0000-v082020R