

BUCK TWP  
RIDGEMONT SD

00050

Hardin County, Ohio  
Michael T. Bacon, Auditor

05-130001.0000  
E32

AGR  
2025

sale

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

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	
		19		
		\$0		

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	110	110	110	110	110	110
Acres	45.9600	45.9600	45.9600	45.9600		
Land100%	235430	257260	257260	257260	257260	257250
Bldg100%						
Totl100%	235430t	257260t	257260t	257260t	257260t	257250t
Cauv100%	55690	112000	112000	112000	257260	112000
Tax Value:						
Land 35%	19490	39200	39200	39200	31040	90040
Bldg 35%						0
Totl 35%	19490t	39200t	39200t	39200t	31040t	90040t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	833.08	1391.68	1485.02	1169.60		
Cauv Sav	2689.04	1804.92	1925.96	2223.14		
Sp-Asmnt	56.00	64.59	83.29	60.45		

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

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
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	4QC *	0	127200	0
496	4	2011-12-09	SCHARF TIMOTHY TRUSTEE	4QC *	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	GVC2 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	GVC2 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