BUCK TWP
RIDGEMONT SD 00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-140003.0000 AGR
F01 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	2013-09-04 10171	49.19A
TR 180	19	
	$0	

2026 MCCULLOUGH MARK & RUTH	2025-10-10	
TR 180	3SD	

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

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	49.1900	49.1900	49.1900	49.1900	
Land100%	272860	298140	298140	298140	298130
Bldg100%				0	
Totl100%	272860t	298140t	298140t	298140t	298130t
Cauv100%	73260	141490	141490	141490	141490
Tax Value:					
Land 35%	25640	49520	49520	49520	104350
Bldg 35%					0
Totl 35%	25640t	49520t	49520t	49520t	104350t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1095.96	1758.06	1875.96	1865.92	
Cauv Sav	2986.12	1946.58	2077.12	2066.02	
Sp-Asmnt	158.51	210.67	228.69	228.69	

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
454	3	2025-10-10	MCCULLOUGH MARK & RUTH	3SD		887750	298140	0
413	19	2013-09-04	DJ WAGNER ACRES LLC AND	19	*	0	156170	0
412	19	2013-09-04	DJ WAGNER ACRES LLC	19	*	0	156170	0
457	2	2012-10-05	WAGNER DANIEL J TRUSTEE	2WD		562383	156170	0
497	4	2011-12-09	SCHARF FARM LLC	4QC	*	0	156170	0
496	4	2011-12-09	SCHARF TIMOTHY TRUSTEE	4QC	*	0	156170	0

Year	Land	Bldg	Total	Net Tax
2021	25640	0	25640	1115.26
2020	25640	0	25640	1117.02

	p r o j e c t		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025			
152	ELSASSER - SCIOTO RIVER DIST	XA/2025			
172	LINKE #963	XA/2025			
245	JOHNSTON DITCH SCIOTO RIVER	XA/2025			
346	GANDER RUN-SCIOTO RIVER	XA/2025			

TR 180

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-	19.8844	6030	119900	2660	52890
C 2	BOB	BLOUNT SILT LOAM, 2	7.5696	5770	43680	2360	17860
C 14	GWB	GLYNWOOD SILT LOAM	2.3977	5400	12950	1750	4200
C 39	PM	PEWAMO SILTY CLAY L	18.6574	6490	121090	3560	66420
W 1	BOA	BLOUNT SILT LOAM 0-	.1371	3610	490	770	110
C 51	WSTL	WASTE LAND	.1511	120	20	50	10
980	ROAD	ROAD	.3927				
			49.19		298130	(100%)	141490
					104350	(35%)	49520

CAUV # 2543

Call Back: Sign: PSN Date: 2015-08-05 Lister: 05-140003.0000-v082020R