

BUCK TWP
RIDGEMONT SD

00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-140003.0000
F01

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 TR 180	2013-09-04	10171	49.19A
		19	
		\$0	

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

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

Project	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 CAUV # 2543
104350 (35%) 49520

Call Back:

Sign: PSN Date: 2015-08-05 Lister:

05-140003.0000-v082020R