BUCK TWP
RIDGEMONT SD 00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-140003.0000 AGR
F01 2026

sale

2023 DJ WAGNER ACRES LLC A	2013-09-04			
2024 DJ WAGNER ACRES LLC A	2013-09-04			
2025 DJ WAGNER ACRES LLC A	2013-09-04			
2026 DJ WAGNER ACRES LLC AND	2013-09-04	10171	49.19A	
TR 180	19			
	$0			

2027 MCCULLOUGH MARK & RUTH	2025-10-10			
TR 180	3SD			

Eff Rate:- 39.00 41.37 41.16 41.16 a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	110	110	110	110	0	110	110	110
Acres	49.1900	49.1900	49.1900	49.1900	49.1900			
Land100%	298140	298140	298140	298140		298140	432230	432240
Bldg100%				0				
Totl100%	298140t	298140t	298140t	298140t		298140t	432230t	432240t
Cauv100%	141490	141490	141490	141490		298140	432230	135910
Tax Value:								
Land 35%	49520	49520	49520	49520		49520	47570	151280
Bldg 35%								0
Totl 35%	49520t	49520t	49520t	49520t		49520t	47570t	151280t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1758.06	1875.96	1865.92	1865.92	1865.92			
Cauv Sav	2986.12	1946.58	2077.12	2066.02				
Sp-Asmnt	210.67	228.69	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
2022	25640	0	25640	1095.96
2021	25640	0	25640	1115.26

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% 1.8000

Tab #		S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	19.8844	8740	173790	2550	50710
C 2	BOB	BLOUNT SILT LOAM, 2	7.5696	8370	63360	2230	16880
C 14	GWB	GLYNWOOD SILT LOAM	2.3977	7830	18770	1630	3910
C 39	PM	PEWAMO SILTY CLAY L	18.6574	9410	175570	3450	64370
W 1	BOA	BLOUNT SILT LOAM 0-	.1371	5230	720	230	30
C 51	WSTL	WASTE LAND	.1511	170	30	50	10
980	ROAD	ROAD	.3927				
			49.19		432240	(100%)	135910
					151280	(35%)	47570

CAUV # 2543

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

05-140003.0000-v082020R