

BUCK TWP
RIDGEMONT SD

00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-170008.0000
A47

AGR
2024

- sale

2021	SCHARF	ANDREW J	2020-05-15		
2022	SCHARF	ANDREW J	2020-05-15		
2023	SCHARF	ANDREW J	2020-05-15		
2024	SCHARF	ANDREW J	2020-05-15	10019	123.00A
	SR 31		4WD		
			\$1,100,000		

- Eff Rate: - 47.72 — 46.89 — 39.00 — 41.37 — a/r

$$-a/r$$

Tax Year	2021	2022	2023	2024	CAMA
Prop CIs	199	199	199	199	199
Acres	123.0000	123.0000	123.0000	123.0000	
Land100%	661770	661770	723140	723140	723150
Bldg100%	4340	4340	6540	6540	6530
Totl100%	666110t	666110t	729690t	729690t	729680t
Cauv100%	164030	164030	328340	328340	328330

CAMA
199

- Tax Value:
Land 25%

Land 35%	57410	57410	114920	114920	253100
Bldg 35%	1520	1520	2290	2290	2290
Totl 35%	58930t	58930t	117210t	117210t	255390t
Hmstd 35%					
Owner Oc					
Hmstd RB					
Net Tax	2563.26	2518.92	4161.20	4440.26	
Cauv Sav	7577.60	7446.50	4905.68	5234.66	
Sp-Asmnt	10.08	10.08	384.24	406.24	

Sal#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
203	4	2020-05-15	SCHARF ANDREW J	4WD	1100000	661770	4340
292	4	2006-07-07	SCHARF PATRICK E & CAROL	4AF *	0	246710	3110
291	4	2006-07-07	SCHARF JOHN P & MARY R	4AF *	0	246710	3110
199	4	2003-04-24	SCHARF JOHN P & MARY R	4QC *	0	202600	3370
640	0	1986-08-12			0	0	235000

Year	Land	Bldg	Total	Net Tax
2020	57410	1520	58930	2567.36
2019	98690	1520	100210	3956.96

p r o j e c t		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2024		
140	ARCHER - SCIOTO RIVER	XA/2024		
255	MCCULLOUGH #1014 SCIOTO RIVE	XA/2024		

SR 31

PUB PAVED ST/RD
Topo: ROLLING

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Neighborhood:
Code:          400
Dwl/Gar/NC%   1.2500
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	Bldg	Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	Pole	Build		54X84	4536		D	1967FR	43550	.70	.50	6530
2	Poultry	Ho	*NV	20X82	1640			OLD/VP	0			0
3	Crib	Grana	*NV		0			OLD/PR	0			0
Tab #	S O I L			Acres		Mkt/Ac		Market		Au/Ac		Cauv
C 1	BOA	BLOUNT	SILT LOAM 0-	10.8276		6030		65290		2660		28800
C 2	BOB	BLOUNT	SILT LOAM, 2	47.3781		5770		273370		2360		111810
C 14	GNB	GLYNWOOD	SILT LOAM	3.6405		5400		19660		1750		6370
C 15	GYB2	GLYNWOOD	CLAY LOAM	6.1305		5020		30780		1230		7540
C 16	GYC2	GLYNWOOD	CLAY LOAM	1.5752		4750		7480		1050		1650
C 39	PM	PEWAMO	SILTY CLAY L	46.3242		6490		300640		3560		164910
W 2	BOB	BLOUNT	SILT LOAM, 2	1.6190		3130		5070		470		760
W 39	PM	PEWAMO	SILTY CLAY L	3.8752		5370		20810		1670		6470
980	ROAD	ROAD		1.2114								
C 51	WSTL	WASTE LAND		.4183		120		50		50		20

123	723150	(100%)	328330	CAUV #	4354
	253100	(35%)	114920		

Call Back:

Sign: PSN Date: 2015-07-27 Lister:

05-170008.0000-v082020R