

BUCK TWP
RIDGEMONT SD

00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-170008.0000
A47

AGR
2025

sale

2022 SCHARF ANDREW J	2020-05-15
2023 SCHARF ANDREW J	2020-05-15
2024 SCHARF ANDREW J	2020-05-15
2025 SCHARF ANDREW J	2020-05-15 10019 123.00A
SR 31	4WD
	\$1,100,000

Eff Rate:-	46.89	39.00	41.37	41.16	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	199	199	199	199	199
Acres	123.0000	123.0000	123.0000	123.0000	723150
Land100%	661770	723140	723140	723140	6530
Bldg100%	4340	6540	6540	6540	729680t
Totl100%	666110t	729690t	729690t	729690t	328330
Cauv100%	164030	328340	328340	328340	
Tax Value:					
Land 35%	57410	114920	114920	114920	253100
Bldg 35%	1520	2290	2290	2290	2290
Totl 35%	58930t	117210t	117210t	117210t	255390t
Hmstd35%					
Owner 0c					
Hmstd RB					
Net Tax	2518.92	4161.20	4440.26	4416.52	
Cauv Sav	7446.50	4905.68	5234.66	5206.66	
Sp-Asmnt	10.08	384.24	406.24	406.24	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
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
2021	57410	1520	58930	2563.26
2020	57410	1520	58930	2567.36

p r o j e c t		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY			XA/2025
140	ARCHER - SCIOTO RIVER			XA/2025
255	MCCULLOUGH #1014 SCIOTO RIVE			XA/2025

SR 31

PUB PAVED ST/RD
Topo: ROLLING

Neighborhood:
Code: 400
Dwl/Gar/NC% 1.2500

Bldg	Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Cond	Replace	Phy	Fnc	True
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	GWB	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		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