

BUCK TWP  
RIDGEMONT SD

00050

Hardin County, Ohio  
Michael T. Bacon, Auditor

05-170008.0000  
A47

AGR  
2025

sale

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

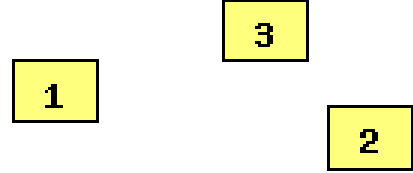
2022	SCHARF ANDREW J	2020-05-15			
2023	SCHARF ANDREW J	2020-05-15			
2024	SCHARF ANDREW J	2020-05-15			
2025	SCHARF ANDREW J	2020-05-15	10019	123.00A	
	SR 31		4WD		
			\$1,100,000		

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	199	199	199	199	199
Acres	123.0000	123.0000	123.0000	123.0000	
Land100%	661770	723140	723140	723140	723150
Bldg100%	4340	6540	6540	6540	6530
Totl100%	666110t	729690t	729690t	729690t	729680t
Cauv100%	164030	328340	328340	328340	328330
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 Oc					
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

project	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 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	GWB GLYNWOOD SILT LOAM	3.6405	5400	19660	1750	6370				
C 15	GYB2 GLYNWOOD CLAY LOAM	6.1305	5020	30780	1230	7540				
C 16	GVC2 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