BUCK TWP
RIDGEMONT SD 00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-170008.0000 AGR
A47 2026

sale

2023	SCHARF ANDREW J	2020-05-15		
2024	SCHARF ANDREW J	2020-05-15		
2025	SCHARF ANDREW J	2020-05-15		
2026	SCHARF ANDREW J	2020-05-15	10019	123.00A
	SR 31	4WD		
		$1,100,000		

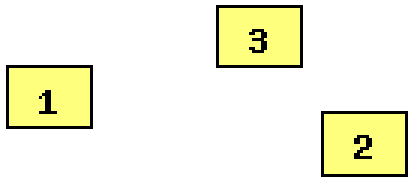
Eff Rate:- 39.00 — 41.37 — 41.16 — 41.16 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	199	199	199	199	0	199	199	199
Acres	123.0000	123.0000	123.0000	123.0000	123.0000			
Land100%	723140	723140	723140	723140		723140	1048690	1048690
Bldg100%	6540	6540	6540	6540		6540	6540	6530
Totl100%	729690t	729690t	729690t	729690t		729690t	1055230t	1055220t
Cauv100%	328340	328340	328340	328340		723140	1048690	308470
Tax Value:								
Land 35%	114920	114920	114920	114920		114920	107960	367040
Bldg 35%	2290	2290	2290	2290		2290	2290	2290
Totl 35%	117210t	117210t	117210t	117210t		117210t	110250t	369330t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	4161.20	4440.26	4416.52	4416.52	4416.52			
Cauv Sav	7446.50	4905.68	5234.66	5206.66				
Sp-Asmnt	384.24	406.24	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
2022	57410	1520	58930	2518.92
2021	57410	1520	58930	2563.26

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% 1.8000

	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	8740	94630	2550	27610
C	2	BOB	BLOUNT SILT LOAM, 2	47.3781	8370	396550	2230	105650
C	14	GWB	GLYNWOOD SILT LOAM	3.6405	7830	28510	1630	5930
C	15	GYB2	GLYNWOOD CLAY LOAM	6.1305	7280	44630	1110	6810
C	16	GYC2	GLYNWOOD CLAY LOAM	1.5752	6890	10850	870	1370
C	39	PM	PEWAMO SILTY CLAY L	46.3242	9410	435910	3450	159820
W	2	BOB	BLOUNT SILT LOAM, 2	1.6190	4540	7350	230	370
W	39	PM	PEWAMO SILTY CLAY L	3.8752	7790	30190	230	890
	980	ROAD	ROAD	1.2114				
C	51	WSTL	WASTE LAND	.4183	170	70	50	20

	123	1048690	(100%)	308470
		367040	(35%)	107960

CAUV # 4354

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

05-170008.0000-v082020R