

July 6, 2025

GOSHEN TWP
RIVERDALE SD

00140

REAL PROPERTY RECORD

08:18 AM

Hardin County, Ohio
Michael T. Bacon, Auditor

15-010001.0000
A08

AGR
2024

Sale		Eff Rate: 44.04 40.56 35.00 37.38 a/r					
2021 BAUGHMAN LEWIS D & KR	2009-11-30	Tax Year	2021	2022	2023	2024	CAMA
2022 BAUGHMAN LEWIS D & KR	2009-11-30	Prop Cls	110	110	110	110	110
2023 L & K LAND HOLDINGS L	2022-09-12	Acres	80.0000	80.0000	80.0000	80.0000	
2024 L & K LAND HOLDINGS LLC	2022-09-12 W 1/2 NW 1/4 S5 80.00A	Land100%	426940	426940	466460	466460	466470
CR 205	4WD	Bldg100%				0	
	\$0	Totl100%	426940t	426940t	466460t	466460t	466470t
		Cauv100%	113430	113430	218800	218800	218800
		Tax Value:					
		Land 35%	39700	39700	76580	76580	163260
		Bldg 35%					0
		Totl 35%	39700t	39700t	76580t	76580t	163260t
		Hmstd35%					
		Owner Oc					
		Hmstd RB					
		Net Tax	1593.24	1468.78	2440.06	2622.56	
		Cauv Sav	4403.70	4059.70	2761.86	2968.46	
		Sp-Asmnt			4.00		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
430	4	2022-09-12	L & K LAND HOLDINGS LLC	4WD *	0	426940	0
534	1	2009-11-30	BAUGHMAN LEWIS D & KRISTI	1SD *	268800	179600	0
345	0	1987-05-05			0	0	160000
Year	Land	Bldg	Total	Net Tax			
2020	39700	0	39700	1597.26			
2019	66600	0	66600	2510.94			

CR 205

PUB PAVED ST/RD								
Neighborhood:		Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
Code:	1400	C 1	BOA BLOUNT SILT LOAM 0-	35.4104	6030	213520	2660	94190
Dwl/Gar/NC%	1.2400	C 2	BOB BLOUNT SILT LOAM, 2	.5605	5770	3230	2360	1320
		C 14	GWB GLYNWOOD SILT LOAM	5.4642	5400	29510	1750	9560
		C 39	PM PEWAMO SILTY CLAY L	28.1483	6490	182680	3560	100210
		C 44	SA SARANAC SLTY CLAY L	4.0735	6390	26030	2770	11280
		W 1	BOA BLOUNT SILT LOAM 0-	.4411	3610	1590	770	340
		W 2	BOB BLOUNT SILT LOAM, 2	.0105	3130	30	470	10
		W 14	GWB GLYNWOOD SILT LOAM	.2754	2830	780	750	210
		W 44	SA SARANAC SLTY CLAY L	1.7763	3840	6820	880	1560
		C 51	WSTL WASTE LAND	.8226	120	100	50	40
		980	ROAD ROAD	2.6560				
		C 1	BOA BLOUNT SILT LOAM 0-	.3612	6030	2180	230	80
				80		466470	(100%)	218800
						163260	(35%)	76580
		Call Back:	Sign: PSN Date: 2015-04-30	Lister:				15-010001.0000-v082020R