

GOSHEN TWP
RIVERDALE SD

00140

Hardin County, Ohio
Michael T. Bacon, Auditor

15-010002.0000
A10

AGR
2025

sale

Eff Rate:- 40.56 — 35.00 — 37.38 — 37.32 — a/r

2022 BAUGHMAN LEWIS D	1999-02-12
2023 L & K LAND HOLDINGS L	2022-09-12
2024 L & K LAND HOLDINGS L	2022-09-12
2025 L & K LAND HOLDINGS LLC	2022-09-12
TR 74	
	W1/2 NE1/4 E1/2 NW1/4 S5
	4WD 142.436A
	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	142.4360	142.4360	142.4360	142.4360	
Land100%	707430	772910	772910	772910	772920
Bldg100%					0
Totl100%	707430t	772910t	772910t	772910t	772920t
Cauv100%	140260	299340	299340	299340	299350
Tax Value:					
Land 35%	49090	104770	104770	104770	270520
Bldg 35%					0
Totl 35%	49090t	104770t	104770t	104770t	270520t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1816.18	3338.26	3587.96	3581.64	
Cauv Sav	7344.28	5281.24	5676.28	5666.30	
Sp-Asmnt	3.86	7.86	3.86	3.86	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
430	4	2022-09-12	L & K LAND HOLDINGS LLC	4WD *	0	707430	0
75	1	1999-02-12	BAUGHMAN LEWIS D	1FD	168000	147860	0
1179	1	1993-11-29	BOECHER EDITH M	1WD *	30000	0	153430
799	0	1986-10-10			0	0	305430

Year	Land	Bldg	Total	Net Tax
2021	48500	0	48500	1946.40
2020	48360	0	48360	1945.66

Project: 240 FEWELL - TYMOCHTEE CREEK ben acres / % factor XA/2025

TR 74

PUB PAVED ST/RD
Topo: ROLLING

Neighborhood:
Code: 1400
Dwl/Gar/NC% 1.2400

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	23.9333	6030	144320	2660	63660
C 2	BOB BLOUNT SILT LOAM, 2	42.8528	5770	247260	2360	101130
C 6	DEA DEL RAY SILT LOAM 0	.5313	5880	3120	2370	1260
C 12	FUA FULTON SILT LOAM 0-	17.1328	5240	89780	1770	30330
C 14	GWB GLYNWOOD SILT LOAM	1.6829	5400	9090	1750	2950
C 22	LE LATTY SILTY CLAY	13.3023	6110	81280	2660	35380
C 39	PM PEWAMO SILTY CLAY L	2.3072	6490	14970	3560	8210
C 44	SA SARANAC SLTY CLAY L	15.8981	6390	101590	2770	44040
W 2	BOB BLOUNT SILT LOAM, 2	.0985	3130	310	470	50
W 6	DEA DEL RAY SILT LOAM 0	.0193	3130	60	480	10
W 12	FUA FULTON SILT LOAM 0-	10.3709	1760	18250	230	2390
W 14	GWB GLYNWOOD SILT LOAM	.0629	2830	180	750	50
W 22	LE LATTY SILTY CLAY	3.2238	3920	12640	1220	3930
W 44	SA SARANAC SLTY CLAY L	.0045	3840	20	880	
C 51	WSTL WASTE LAND	1.4674	120	180	50	70
980	ROAD ROAD	1.2653				
C 1	BOA BLOUNT SILT LOAM 0-	.3085	6030	1860	230	70
C 2	BOB BLOUNT SILT LOAM, 2	1.0088	5770	5820	230	230
C 14	GWB GLYNWOOD SILT LOAM	1.7833	5400	9630	230	410
C 22	LE LATTY SILTY CLAY	.1639	6110	1000	230	40
C 39	PM PEWAMO SILTY CLAY L	.2915	6490	1890	230	70
C 44	SA SARANAC SLTY CLAY L	3.0267	6390	19340	230	700
C 2	BOB BLOUNT SILT LOAM, 2	.8500	5770	4900	2360	2010
C 44	SA SARANAC SLTY CLAY L	.8500	6390	5430	2770	2360

142.436 772920 (100%) 299350 CAUV # 4514
270520 (35%) 104770