

HALE TWP
RIDGEMONT SD

00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-010034.0000
C147

AGR
2025

sale

Eff Rate:- 47.75 — 40.86 — 41.23 — 40.16 — a/r

2022 SHELDON DON TRUSTEE	2011-11-18			
2023 SHELDON DON TRUSTEE	2011-11-18			
2024 SHELDON DON TRUSTEE	2011-11-18			
2025 SHELDON DON TRUSTEE	2011-11-18	12180	49.68A	
ST TR 206	4QC			
	\$0			

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	49.6800	49.6800	49.6800	49.6800	
Land100%	254860	278540	278540	278540	278540
Bldg100%					0
Totl100%	254860t	278540t	278540t	278540t	278540t
Cauv100%	58910	121340	121340	121340	121340

2027 SHELDON ELLEN S & DON M	2026-02-09			
TR 206	2SD			

Tax Value:					
Land 35%	20620	42470	42470	42470	97490
Bldg 35%					0
Totl 35%	20620t	42470t	42470t	42470t	97490t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	897.88	1585.16	1600.90	1557.22	
Cauv Sav	2986.28	2053.62	2073.98	2017.36	
Sp-Asmnt	28.75	35.29	41.37	54.45	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
73	2	2026-02-09	SHELDON ELLEN S & DON M	2SD *	0	278540	0
72	4	2026-02-09	SHELDON ELLEN S &	4ED *	0	278540	0
472	4	2011-11-18	SHELDON DON TRUSTEE	4QC *	0	302310	66430
471	4	2011-11-18	MCNEAL DENNIS L & VONDALE	4QC *	0	302310	66430
369	1	2005-09-29	MCNEAL DENNIS L & VONDAL	1QC *	0	165260	63030

Year	Land	Bldg	Total	Net Tax
2021	20620	0	20620	905.86
2020	20620	0	20620	907.12

project	ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY				
230 SAMS #989 - SCIOTO RIVER				

PUB PAVED ST/RD			
Topo: ROLLING			
Neighborhood:			
Code:	1600		
Dwl/Gar/NC%	1.3100		

TR 206 43345

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	2.7311	6030	16470	2660	7270
C 2	BOB BLOUNT SILT LOAM, 2	28.2182	5770	162820	2360	66600
C 15	GYB2 GLYNWOOD CLAY LOAM	4.5610	5020	22900	1230	5610
C 39	PM PEWAMO SILTY CLAY L	11.7367	6490	76170	3560	41780
C 51	WSTL WASTE LAND	1.5000	120	180	50	80
980	ROAD ROAD	.9330				

49.68	278540	(100%)	121340	CAUV # 4752
97490	42470	(35%)	42470	

Call Back: Sign: PSN Date: 2014-12-18 Lister: 16-010034.0000-v082020R