HALE TWP
RIDGEMONT SD 00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-050011.0000 AGR
D31 2025

sale

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 10176	50.02A
ST TR 206	4QC	
	$0	

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

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

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	50.0200	50.0200	50.0200	50.0200	
Land100%	272570	297830	297830	297830	297840
Bldg100%				0	
Totl100%	272570t	297830t	297830t	297830t	297840t
Cauv100%	69940	137740	137740	137740	137730
Tax Value:					
Land 35%	24480	48210	48210	48210	104240
Bldg 35%					0
Totl 35%	24480t	48210t	48210t	48210t	104240t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1065.98	1799.42	1817.26	1767.66	
Cauv Sav	3088.16	2091.30	2112.06	2054.40	
Sp-Asmnt	49.30	49.30	54.86	54.86	

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
73	2	2026-02-09	SHELDON ELLEN S & DON M	2SD *	0	297830	0
72	4	2026-02-09	SHELDON ELLEN S &	4ED *	0	297830	0
472	4	2011-11-18	SHELDON DON TRUSTEE	4QC *	0	156110	0
471	4	2011-11-18	MCNEAL DENNIS L & VONDALE	4QC *	0	156110	0
370	1	2005-09-29	MCNEAL DENNIS L & VONDAL	1QC *	0	84140	0

Year	Land	Bldg	Total	Net Tax
2021	24480	0	24480	1075.42
2020	24480	0	24480	1076.92

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
165 FAUCETT - SCIOTO	XA/2025			

TR 206

PUB PAVED ST/RD
Topo: ROLLING

Neighborhood:
Code: 1600
Dwl/Gar/NC% 1.3100

Tab #	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	1.9372	6030	11680	2660	5150
C 2	BOB	BLOUNT SILT LOAM, 2	18.0137	5770	103940	2360	42510
C 14	GWB	GLYNWOOD SILT LOAM	3.0836	5400	16650	1750	5400
C 15	GYB2	GLYNWOOD CLAY LOAM	3.9230	5020	19690	1230	4830
C 39	PM	PEWAMO SILTY CLAY L	22.4072	6490	145420	3560	79770
W 2	BOB	BLOUNT SILT LOAM, 2	.1457	3130	460	470	70
980	ROAD	ROAD	.5096				
			50.02		297840	(100%)	137730
					104240	(35%)	48210

CAUV # 4752

Call Back: Sign: PSN Date: 2015-01-19 Lister: 16-050011.0000-v082020R