HALE TWP
RIDGEMONT SD 00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-060011.0000 AGR
C48 2026

sale

2023 ELLIOTT LAND & DEVELO				
2024 ELLIOTT LAND & DEVELO				
2025 ELLIOTT LAND & DEVELO				
2026 ELLIOTT LAND & DEVELOPM		10176	82.261A	
TR 197				
	$0			

2028 ARDEN POND LLC	2026-09-08	
TR 197	3WD	

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	110	110	110	110	0	110	110	110
Acres	89.8940	89.8940	89.8940	89.8940	89.8940	82.2610	82.2610	
Land100%	498030	498030	498030	498030		498030	660540	660540
Bldg100%				0				
Totl100%	498030t	498030t	498030t	498030t		498030t	660540t	660540t
Cauv100%	202260	202260	202260	202260		498030	660540	176900
Tax Value:								
Land 35%	70790	70790	70790	70790		70790	61920	231190
Bldg 35%								0
Totl 35%	70790t	70790t	70790t	70790t		70790t	61920t	231190t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2642.20	2668.42	2595.58	2595.58	2595.58			
Cauv Sav	5574.54	3863.84	3902.16	3795.66				
Sp-Asmnt	2.70	9.18	9.18	9.18				

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
411	3	2026-09-08	ARDEN POND LLC	3WD *	0	498030	0

Year	Land	Bldg	Total	Net Tax
2022	31480	0	31480	1370.78
2021	31480	0	31480	1382.96

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

TR 197

PUB PAVED ST/RD
Topo: ROLLING

Neighborhood:
Code: 1600
Dwl/Gar/NC% 1.6600

Tab #	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	8.0148	8740	70050	2550	20440
C 2	BOB	BLOUNT SILT LOAM, 2	40.1664	8370	336190	2230	89570
C 14	GWB	GLYNWOOD SILT LOAM	19.1684	7830	150090	1630	31250
C 16	GYC2	GLYNWOOD CLAY LOAM	1.5392	6890	10610	870	1340
C 39	PM	PEWAMO SILTY CLAY L	9.9161	9410	93310	3450	34210
C 51	WSTL	WASTE LAND	1.7277	170	290	50	90
980	ROAD	ROAD	1.7284				
			82.261		660540	(100%)	176900
					231190	(35%)	61920

CAUV # 0

Call Back: Sign: PSN Date: 2014-12-18 Lister:

16-060011.0000-v082020R