HALE TWP
RIDGEMONT SD 00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-080008.0000 AGR
B81 2026

sale

2023	BLACK JAMES L & KAREN	2010-04-20	
2024	BLACK JAMES L & KAREN	2010-04-20	
2025	BLACK JAMES L & KAREN	2010-04-20	
2026	BLACK JAMES L & KAREN L	2010-04-20 10180 10005	69.00A
	SR 31	2WD	
		$470,000	

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

	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	110	110	110	110	0	110	110	110
Acres	69.0000	69.0000	69.0000	69.0000	69.0000			
Land100%	290340	290340	290340	290340		290340	421110	421120
Bldg100%				0				
Totl100%	290340t	290340t	290340t	290340t		290340t	421110t	421120t
Cauv100%	96570	96570	96570	96570		290340	421110	80240
Tax Value:								
Land 35%	33800	33800	33800	33800		33800	28080	147390
Bldg 35%								0
Totl 35%	33800t	33800t	33800t	33800t		33800t	28080t	147390t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1261.58	1274.08	1239.32	1239.32	1239.32			
Cauv Sav	3509.68	2531.34	2556.46	2486.66				
Sp-Asmnt	20.61	26.79	26.79	26.79				

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
166	2	2010-04-20	BLACK JAMES L & KAREN L	2WD	470000	125860	770
491	3	2006-11-29	KINSLEY JANET K ETAL	3CT *	0	116340	770
244	2	2003-05-14	BLACK KATHRYN S	2AF *	0	98000	2000
812	1	1990-10-05		1UN *	0	0	62400

Year	Land	Bldg	Total	Net Tax
2022	12390	0	12390	539.50
2021	12390	0	12390	544.30

project			ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			

SR 31

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-	.5349	8740	4680	2550	1360
C	2	BOB	BLOUNT SILT LOAM, 2	13.2279	8370	110720	2230	29500
C	8	EE	EEL SILT LOAM, OCCA	2.1005	8050	16910	2340	4920
C	14	GWB	GLYNWOOD SILT LOAM	20.3731	7830	159520	1630	33210
C	16	GYC2	GLYNWOOD CLAY LOAM	7.3391	6890	50570	870	6390
W	2	BOB	BLOUNT SILT LOAM, 2	1.9450	4540	8830	230	450
W	8	EE	EEL SILT LOAM, OCCA	7.3473	5790	42540	230	1690
W	14	GWB	GLYNWOOD SILT LOAM	2.0117	4100	8250	230	460
W	16	GYC2	GLYNWOOD CLAY LOAM	8.6466	2120	18330	230	1990
W	30	MRD2	MORLEY CLAY LOAM 12	.8253	610	500	230	190
C	51	WSTL	WASTE LAND	1.6090	170	270	50	80
	980	ROAD	ROAD	3.0396				
				69		421120	(100%)	80240
						147390	(35%)	28080

CAUV # 880

Call Back: Sign: PSN Date: 2014-12-05 Lister: 16-080008.0000-v082020R