HALE TWP
RIDGEMONT SD 00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-080010.0000 AGR
B08 2026

sale

2023 PANDA LLC	2011-09-22				
2024 PANDA LLC	2011-09-22				
2025 PANDA LLC	2011-09-22				
2026 PANDA LLC	2011-09-22	10005	10180	113.729A	
20492 SR 31	2WD				
	$1,543,800				
MT VICTORY OH 43340					

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

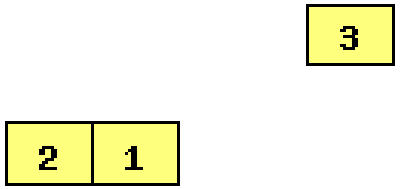
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	199	199	199	199	0	199	199	199
Acres	113.7290	113.7290	113.7290	113.7290	113.7290			
Land100%	653170	653170	653170	653170		653170	947200	947200
Bldg100%	510	510	510	510		510	510	500
Totl100%	653690t	653690t	653690t	653690t		653690t	947710t	947700t
Cauv100%	293910	293910	293910	293910		653170	947200	286410
Tax Value:								
Land 35%	102870	102870	102870	102870		102870	100240	331520
Bldg 35%	180	180	180	180		180	180	180
Totl 35%	103050t	103050t	103050t	103050t		103050t	100420t	331700t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	3846.30	3884.46	3778.42	3778.42	3778.42			
Cauv Sav	6829.94	4693.18	4739.76	4610.38				
Sp-Asmnt	261.80	270.35	270.35	270.35				

MOBILE HOME ACCT: 16-0012 TITLE: 33-00218632 1994 MANSION

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
409	2	2011-09-22	PANDA LLC	2WD	1543800	230060	4090
197	2	2011-05-26	DUTTON JAMES L	2WD	1227339	230060	4090
206	2	2011-05-26	PATTON STEPHEN E ETAL	2AF *	0	230060	4090

Year	Land	Bldg	Total	Net Tax
2022	51980	180	52160	2271.26
2021	51980	180	52160	2291.46

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
258 PATTON DITCH #1016 - SCIOTO	XA/2025			



20492 SR 31 43340

PUB ELECTRIC
PUB GAS
PUB WATER
PRIV WATER
PRIV SEWER
PUB PAVED ST/RD
Topo: ROLLING

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

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	MH/LRE	* 0	14X66	924			1994AV	0			0
2	CAN/PATIO	*MH	14X24	336			OLD/AV	0			0
3	Shop-Stud	*SV 0	18X30	540			1965PR	500			500

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	14.7376	8740	128810	2550	37580
C	2	BOB	BLOUNT SILT LOAM, 2	29.9190	8370	250420	2230	66720
C	14	GWB	GLYNWOOD SILT LOAM	16.4225	7830	128590	1630	26770
C	16	GYC2	GLYNWOOD CLAY LOAM	9.0810	6890	62570	870	7900
C	19	KAB	KENDALLVILLE SILT L	2.3491	8410	19760	1990	4680
C	39	PM	PEWAMO SILTY CLAY L	35.0115	9410	329460	3450	120790
W	39	PM	PEWAMO SILTY CLAY L	.7278	7790	5670	230	170
C	51	WSTL	WASTE LAND	1.0000	170	170	50	50
	670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
	980	ROAD	ROAD	3.4805				
				113.729		947200	(100%)	286410
						331520	(35%)	100240

CAUV # 3453

Call Back: Sign: PSN Date: 2014-12-05 Lister: 16-080010.0000-v082020R