HALE TWP
RIDGEMONT SD 00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-100010.0000 AGR
A125 2025

sale

2022	RAM CREST FARMS INC	2019-06-11	
2023	RAM CREST FARMS INC	2019-06-11	
2024	RAM CREST FARMS INC	2019-06-11	
2025	MANNS BRADLEY G & LAURI	2024-08-22 9960 10042	29.475A
	CR 240	1WD	
		$340,000	

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	33.8190	33.8190	33.8190	29.4750	
Land100%	129690	141740	141740	121770	121760
Bldg100%				0	
Totl100%	129690t	141740t	141740t	121770t	121760t
Cauv100%	18600	51000	43290	43290	43290
Tax Value:					
Land 35%	6510	17850	15150	15150	42620
Bldg 35%					0
Totl 35%	6510t	17850t	15150t	15150t	42620t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	283.48	666.24	571.08	555.48	
Cauv Sav	1693.00	1185.42	1298.96	1007.22	

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
348	1	2024-08-22	MANNS BRADLEY G & LAURIE	1WD		340000	141740	0
238	3	2019-06-11	RAM CREST FARMS INC	3WD		986375	126860	0
519	3	2016-12-29	MOUSER JEFFREY L ETAL	3AF	*	0	93600	0
44	3	2014-02-03	MOUSER JEFFREY L & AMY E	3QC	*	0	79090	0
217	3	2011-06-08	MOUSER JEFFERY ETAL	3FD	*	0	79090	0
128	3	2010-04-09	MOUSER JEFFERY ETAL	3CT	*	0	58370	0
599	3	2004-12-29	DICK HENRY J & JEFFERY M	3AF	*	0	45630	0
597	3	2004-12-29	DICK HENRY J & JEFFERY M	3QC	*	0	45630	0
755	0	1987-09-10			*	0	0	22400

Year	Land	Bldg	Total	Net Tax
2021	6510	0	6510	285.98
2020	6510	0	6510	286.40

CR 240

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-	5.4971	6030	33150	2660	14620
C	2	BOB	BLOUNT SILT LOAM, 2	2.3735	5770	13700	2360	5600
C	14	GWB	GLYNWOOD SILT LOAM	4.4155	5400	23840	1750	7730
W	1	BOA	BLOUNT SILT LOAM 0-	.8281	3610	2990	770	640
W	2	BOB	BLOUNT SILT LOAM, 2	1.4842	3130	4650	470	700
W	8	EE	EEL SILT LOAM, OCCA	6.1129	3990	24390	1460	8930
W	14	GWB	GLYNWOOD SILT LOAM	6.6834	2830	18910	750	5010
C	51	WSTL	WASTE LAND	1.1097	120	130	50	60
	980	ROAD	ROAD	.9706				
				29.475		121760	(100%)	43290
						42620	(35%)	15150

CAUV # 4709

Call Back: Sign: PSN Date: 2014-12-09 Lister:

16-100010.0000-v082020R