HALE TWP
RIDGEMONT SD 00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-120014.0000 AGR
B29 2026

sale

2023 BAKER DENNIS L & CHER	2003-02-26	
2024 BAKER DENNIS L & CHER	2003-02-26	
2025 FLADING KEVIN R & DAN	2024-07-11	
2026 FLADING KEVIN R & DANIE	2024-07-11 10900 11.56A	
CR 230	4SD	
	$429,000	

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	11.5600	11.5600	11.5600	11.5600	11.5600			
Land100%	26660	26660	26660	26660		26660	38660	38650
Bldg100%				0				
Totl100%	26660t	26660t	26660t	26660t		26660t	38660t	38650t
Cauv100%	5910	5910	5910	5910		26660	38660	2340
Tax Value:								
Land 35%	2070	2070	2070	2070		2070	820	13530
Bldg 35%								0
Totl 35%	2070t	2070t	2070t	2070t		2070t	820t	13530t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	77.26	78.04	75.90	75.90	75.90			
Cauv Sav	335.72	270.98	273.66	266.18				
Sp-Asmnt	23.92	29.90	35.88	35.88				

acreage change per Engineer's office

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
281	4	2024-07-11	FLADING KEVIN R & DANIELL	4SD	429000	26660	0
89	2	2003-02-26	BAKER DENNIS L & CHERYL	2WD	57000	27630	0
91	3	2002-02-27	BAKER DANA L & NORMA L	3SD	50000	27630	0
472	3	2001-09-10	BAKER DENNIS L & CHERYL	3FD	130000	27630	0
12	3	1998-01-09	BATTLES DANA S & DANIEL	3WD	50000	20260	0
240	0	1986-04-11		*	0	0	4800

Year	Land	Bldg	Total	Net Tax
2022	820	0	820	35.70
2021	820	0	820	36.02

project		ben acres	/ %	factor
148 WILDCAT JT - SCIOTO RIVER	XA/2025			

CR 230

Topo: LOW
Topo: SWAMPY

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

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
W	2	BOB	BLOUNT SILT LOAM, 2	1.2519	4540	5680	230	290
W	14	GWB	GLYNWOOD SILT LOAM	3.0184	4100	12380	230	690
W	16	GYC2	GLYNWOOD CLAY LOAM	2.9497	2120	6250	230	680
W	19	KAB	KENDALLVILLE SILT L	.2107	5000	1050	230	50
W	44	SA	SARANAC SLTY CLAY L	2.3299	5570	12980	230	540
C	51	WSTL	WASTE LAND	1.7994	170	310	50	90
				11.56		38650	(100%) 2340	CAUV # 4632
						13530	(35%) 820	

Call Back: Sign: PSN Date: 2014-12-05 Lister:

16-120014.0000-v082020R