

HALE TWP  
RIDGEMONT SD

00150

Hardin County, Ohio  
Michael T. Bacon, Auditor

16-130019.0000  
A150

AGR  
2024

sale

|      |                         |            |               |
|------|-------------------------|------------|---------------|
| 2021 | RUSSELL JOHN J ETAL T   | 2011-11-21 |               |
| 2022 | RUSSELL JOHN J ETAL T   | 2011-11-21 |               |
| 2023 | RUSSELL JOHN J ETAL T   | 2011-11-21 |               |
| 2024 | RUSSELL JOHN J ETAL TRU | 2011-11-21 | 10899 69.667A |
|      | CR 245                  | 2WD        |               |
|      |                         | \$520,000  |               |

|            |         |         |         |         |         |
|------------|---------|---------|---------|---------|---------|
| Eff Rate:- | 48.21   | 47.75   | 40.86   | 41.23   | a/r     |
| Tax Year   | 2021    | 2022    | 2023    | 2024    | CAMA    |
| Prop Cls   | 110     | 110     | 110     | 110     | 110     |
| Acres      | 69.6670 | 69.6670 | 69.6670 | 69.6670 |         |
| Land100%   | 362600  | 362600  | 396260  | 396260  | 396250  |
| Bldg100%   |         |         |         | 0       |         |
| Totl100%   | 362600t | 362600t | 396260t | 396260t | 396250t |
| Cauv100%   | 81260   | 81260   | 165890  | 165890  | 165890  |
| Tax Value: |         |         |         |         |         |
| Land 35%   | 28440   | 28440   | 58060   | 58060   | 138690  |
| Bldg 35%   |         |         |         |         | 0       |
| Totl 35%   | 28440t  | 28440t  | 58060t  | 58060t  | 138690t |
| Hmstd35%   |         |         |         |         |         |
| Owner 0c   |         |         |         |         |         |
| Hmstd RB   |         |         |         |         |         |
| Net Tax    | 1249.40 | 1238.40 | 2167.06 | 2188.56 |         |
| Cauv Sav   | 4325.92 | 4287.82 | 3009.48 | 3039.34 |         |
| Sp-Asmnt   | 233.42  | 266.76  | 266.76  | 366.80  |         |

2025 RUSSELL JOHN J ETAL TRU  
CR 245

2024-04-15  
2QC

| Sale# | #p | sale date  | To                        | Type/Invalid? | Sale\$ | co:land | co:bldg |
|-------|----|------------|---------------------------|---------------|--------|---------|---------|
| 180   | 2  | 2024-04-15 | RUSSELL JOHN J ETAL TRUST | 2QC *         | 0      | 396260  | 0       |
| 514   | 2  | 2011-11-21 | RUSSELL JOHN J ETAL TRUST | 2WD           | 520000 | 295140  | 0       |
| 814   | 1  | 1990-10-09 |                           | 1UN *         | 0      | 50800   | 0       |
| 772   | 2  | 1989-09-15 |                           | 2UN *         | 0      | 50800   | 0       |
| 787   | 1  | 1988-09-23 |                           | 1UN *         | 0      | 50800   | 0       |
| 399   | 0  | 1986-06-04 |                           | *             | 67000  | 0       | 116600  |
| 783   | 0  | 1985-11-01 |                           | *             | 0      | 0       | 116600  |

| Year | Land  | Bldg | Total | Net Tax |
|------|-------|------|-------|---------|
| 2020 | 28440 | 0    | 28440 | 1251.12 |
| 2019 | 51980 | 0    | 51980 | 2130.84 |

0 r o j e c t  
312 KASLER JOINT #1064 - SCIOTO      ben acres      /      %      factor      XA/2024

CR 245

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- | 9.3936  | 6030   | 56640  | 2660  | 24990 |
| C 2   | BOB BLOUNT SILT LOAM, 2 | 27.4945 | 5770   | 158640 | 2360  | 64890 |
| C 15  | GYB2 GLYNWOOD CLAY LOAM | 3.5057  | 5020   | 17600  | 1230  | 4310  |
| C 39  | PM PEWAMO SILTY CLAY L  | 17.8782 | 6490   | 116030 | 3560  | 63650 |
| W 1   | BOA BLOUNT SILT LOAM 0- | 3.3137  | 3610   | 11960  | 770   | 2550  |
| W 2   | BOB BLOUNT SILT LOAM, 2 | 1.7745  | 3130   | 5550   | 470   | 830   |
| W 39  | PM PEWAMO SILTY CLAY L  | 2.4160  | 5370   | 12970  | 1670  | 4040  |
| C 51  | WSTL WASTE LAND         | .4009   | 120    | 50     | 50    | 20    |
| 970   | DROW DITCH RIGHT OF WAY | .8100   |        |        |       |       |
| C 1   | BOA BLOUNT SILT LOAM 0- | .3661   | 6030   | 2210   | 230   | 80    |
| C 2   | BOB BLOUNT SILT LOAM, 2 | .5784   | 5770   | 3340   | 230   | 130   |
| C 39  | PM PEWAMO SILTY CLAY L  | 1.7354  | 6490   | 11260  | 230   | 400   |

69.667      396250      (100%)      165890      CAUV # 2232  
138690      ( 35%)      58060

Call Back:      Sign: PSN Date: 2014-12-09      Lister:      16-130019.0000-v082020R