

HALE TWP
RIDGEMONT SD

00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-150008.0000
A66

AGR
2024

sale

2021	PHS HERB FARMS LLC	2016-04-15	
2022	PHS HERB FARMS LLC	2016-04-15	
2023	PHS HERB FARMS LLC	2016-04-15	
2024	PHS HERB FARMS LLC	2016-04-15	12192 72.478A
	CR 245	4WD	
		\$0	

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	72.4780	72.4780	72.4780	72.4780		
Land100%	364970	364970	398830	398830		398840
Bldg100%						
Totl100%	364970t	364970t	398830t	398830t		398840t
Cauv100%	85340	85340	173090	173090		173090
Tax Value:						
Land 35%	29870	29870	60580	60580		139590
Bldg 35%						0
Totl 35%	29870t	29870t	60580t	60580t		139590t
Hmstd35%						
Owner 0c						
Hmstd RB						
Net Tax	1312.22	1300.68	2261.12	2283.56		
Cauv Sav	4298.56	4261.68	2949.00	2978.26		
Sp-Asmnt	26.18	29.92	29.92	41.12		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
165	4	2016-04-15	PHS HERB FARMS LLC	4WD *	0	262510	0
298	4	2013-06-14	PANDA LLC	4WD *	1503600	213510	0
293	4	2013-06-13	EVANS R GREG & MICHELLE A	4WD *	1342781	213510	0
250	2	2010-07-02	FOUTLAND FARMS LLC	2AF *	0	155510	0
380	3	2009-12-09	FOUTLAND FARMS LLC	3WD *	0	155510	0
254	3	2009-08-26	FOUTLAND FARMS LLC	3WD *	0	155510	0
1050	3	1992-11-16	FOUTLAND FARMS LLC	3WD *	0	67200	0

Year	Land	Bldg	Total	Net Tax
2020	29870	0	29870	1314.04
2019	51820	0	51820	2124.28

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

CR 245

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-	7.6616	6030	46200	2660	20380
C 2	BOB BLOUNT SILT LOAM, 2	32.5448	5770	187780	2360	76810
C 16	GYC2 GLYNWOOD CLAY LOAM	1.1320	4750	5380	1050	1190
C 39	PM PEWAMO SILTY CLAY L	18.7210	6490	121500	3560	66650
W 1	BOA BLOUNT SILT LOAM 0-	.7015	3610	2530	770	540
W 2	BOB BLOUNT SILT LOAM, 2	6.5534	3130	20510	470	3080
W 16	GYC2 GLYNWOOD CLAY LOAM	.9365	1460	1370	230	220
W 39	PM PEWAMO SILTY CLAY L	2.5272	5370	13570	1670	4220
980	ROAD ROAD	1.7000				

72.478	398840	(100%)	173090	CAUV # 4039
	139590	(35%)	60580	

Call Back: Sign: PSN Date: 2014-12-09 Lister: 16-150008.0000-v082020R