HALE TWP
RIDGEMONT SD 00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-150008.0000 AGR
A66 2026

sale

2023 PHS HERB FARMS LLC	2016-04-15	
2024 PHS HERB FARMS LLC	2016-04-15	
2025 PHS HERB FARMS LLC	2016-04-15	
2026 PHS HERB FARMS LLC	2016-04-15 12192	72.478A
CR 245	4WD	
	$0	

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

	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	110	110	110	110	0	110	110	110
Acres	72.4780	72.4780	72.4780	72.4780	72.4780			
Land100%	398830	398830	398830	398830		398830	578430	578420
Bldg100%				0				
Totl100%	398830t	398830t	398830t	398830t		398830t	578430t	578420t
Cauv100%	173090	173090	173090	173090		398830	578430	160170
Tax Value:								
Land 35%	60580	60580	60580	60580		60580	56060	202450
Bldg 35%								0
Totl 35%	60580t	60580t	60580t	60580t		60580t	56060t	202450t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2261.12	2283.56	2221.22	2221.22	2221.22			
Cauv Sav	4261.68	2949.00	2978.26	2896.98				
Sp-Asmnt	29.92	41.12	41.12	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		3WD *	0	67200	0

Year	Land	Bldg	Total	Net Tax
2022	29870	0	29870	1300.68
2021	29870	0	29870	1312.22

p r o j e c t		ben acres	/ %	factor
312 KASLER JOINT #1064 - SCIOTO	XA/2025			

CR 245

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

Tab #	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	7.6616	8740	66960	2550	19540
C 2	BOB	BLOUNT SILT LOAM, 2	32.5448	8370	272400	2230	72580
C 16	GYC2	GLYNWOOD CLAY LOAM	1.1320	6890	7800	870	990
C 39	PM	PEWAMO SILTY CLAY L	18.7210	9410	176160	3450	64590
W 1	BOA	BLOUNT SILT LOAM 0-	.7015	5230	3670	230	160
W 2	BOB	BLOUNT SILT LOAM, 2	6.5534	4540	29750	230	1510
W 16	GYC2	GLYNWOOD CLAY LOAM	.9365	2120	1990	230	220
W 39	PM	PEWAMO SILTY CLAY L	2.5272	7790	19690	230	580
980	ROAD	ROAD	1.7000				
			72.478		578420	(100%)	160170
					202450	(35%)	56060

CAUV # 4039

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

16-150008.0000-v082020R