

HALE TWP
RIDGEMONT SD

00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-150017.0000
A55

AGR
2025

sale

Eff Rate:- 47.75 — 40.86 — 41.23 — 40.16 — a/r

2022 4B LAND & LIVESTOCK L	2016-06-30			
2023 4B LAND & LIVESTOCK L	2016-06-30			
2024 4B LAND & LIVESTOCK L	2016-06-30			
2025 4B LAND & LIVESTOCK LLC	2016-06-30	10706	82.407A	
23763 TR 234	2TR			
LARUE OH 43332	\$574,841			

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	110	110	110	110	110	110
Acres	82.4070	82.4070	82.4070	82.4070	82.4070	478400
Land100%	437800	478400	478400	478400	215340	478400
Bldg100%					0	0
Totl100%	437800t	478400t	478400t	478400t	215340t	478400t
Cauv100%	107090	215340	215340	215340		215340
Tax Value:						
Land 35%	37480	75370	75370	75370	75370	167440
Bldg 35%						0
Totl 35%	37480t	75370t	75370t	75370t	75370t	167440t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	1632.04	2813.14	2841.06	2763.52	2763.52	
Cauv Sav	5040.26	3436.48	3470.56	3375.84		
Sp-Asmnt	66.98	66.98	92.10	92.10		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
264	2	2016-06-30	4B LAND & LIVESTOCK LLC	2TR	574841	310910	36310
219	6	2015-05-21	SALMONS MARNA TRUSTEE	6AF *	0	313090	36310
410	6	2010-10-26	BENSON FRANK E TRUSTEE	6WD *	0	186060	50890

Year	Land	Bldg	Total	Net Tax
2021	37480	0	37480	1646.54
2020	37480	0	37480	1648.80

project
312 KASLER JOINT #1064 - SCIOTO XA/2025 ben acres / % factor

23763	TR 234	43332
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PUB ELECTRIC
PRIV WATER
PRIV SEWER
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-	12.0988	6030	72960	2660	32180
C 2	BOB BLOUNT SILT LOAM, 2	43.2990	5770	249840	2360	102190
C 39	PM PEWAMO SILTY CLAY L	21.9748	6490	142620	3560	78230
W 1	BOA BLOUNT SILT LOAM 0-	1.2233	3610	4420	770	940
W 2	BOB BLOUNT SILT LOAM, 2	1.7166	3130	5370	470	810
W 39	PM PEWAMO SILTY CLAY L	.5945	5370	3190	1670	990
980	ROAD ROAD	1.5000				
		82.407		478400	(100%)	215340
				167440	(35%)	75370

CAUV # 4050

Call Back: Sign: PSN Date: 2018-06-01 Lister: 16-150017.0000-v082020R