HALE TWP
RIDGEMONT SD 00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-150017.0000 AGR
A55 2026

sale

2023 4B LAND & LIVESTOCK L	2016-06-30	
2024 4B LAND & LIVESTOCK L	2016-06-30	
2025 4B LAND & LIVESTOCK L	2016-06-30	
2026 4B LAND & LIVESTOCK LLC	2016-06-30 10706	82.407A
23763 TR 234	2TR	
	$574,841	

LARUE OH 43332

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	82.4070	82.4070	82.4070	82.4070	82.4070			
Land100%	478400	478400	478400	478400		478400	693740	693750
Bldg100%				0				
Totl100%	478400t	478400t	478400t	478400t		478400t	693740t	693750t
Cauv100%	215340	215340	215340	215340		478400	693740	204040
Tax Value:								
Land 35%	75370	75370	75370	75370		75370	71410	242810
Bldg 35%								0
Totl 35%	75370t	75370t	75370t	75370t		75370t	71410t	242810t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2813.14	2841.06	2763.52	2763.52	2763.52			
Cauv Sav	5040.26	3436.48	3470.56	3375.84				
Sp-Asmnt	66.98	92.10	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
2022	37480	0	37480	1632.04
2021	37480	0	37480	1646.54

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

23763 TR 234 43332

PUB ELECTRIC
PRIV WATER
PRIV SEWER
PUB PAVED ST/RD
Topo: ROLLING

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-	12.0988	8740	105740	2550	30850
C 2	BOB	BLOUNT SILT LOAM, 2	43.2990	8370	362410	2230	96560
C 39	PM	PEWAMO SILTY CLAY L	21.9748	9410	206780	3450	75810
W 1	BOA	BLOUNT SILT LOAM 0-	1.2233	5230	6400	230	280
W 2	BOB	BLOUNT SILT LOAM, 2	1.7166	4540	7790	230	400
W 39	PM	PEWAMO SILTY CLAY L	.5945	7790	4630	230	140
980	ROAD	ROAD	1.5000				
			82.407		693750	(100%)	204040
					242810	(35%)	71410

CAUV # 4050

Call Back: Sign: PSN Date: 2018-06-01 Lister:

16-150017.0000-v082020R