HALE TWP
RIDGEMONT SD 00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-150023.0000 AGR
A38 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	47.805A
TR 230	2TD		
	$574,841		

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	47.8050	47.8050	47.8050	47.8050	47.8050			
Land100%	261740	261740	261740	261740		261740	379570	379570
Bldg100%				0				
Totl100%	261740t	261740t	261740t	261740t		261740t	379570t	379570t
Cauv100%	106110	106110	106110	106110		261740	379570	95450
Tax Value:								
Land 35%	37140	37140	37140	37140		37140	33410	132850
Bldg 35%								0
Totl 35%	37140t	37140t	37140t	37140t		37140t	33410t	132850t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1386.24	1400.00	1361.78	1361.78	1361.78			
Cauv Sav	2890.48	2033.06	2053.22	1997.20				
Sp-Asmnt	30.46	41.90	41.90	41.90				

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
264	2	2016-06-30	4B LAND & LIVESTOCK LLC	2TD	574841	171260	0
219	6	2015-05-21	SALMONS MARNA TRUSTEE	6AF *	0	172090	0
410	6	2010-10-26	BENSON FRANK E TRUSTEE	6WD *	0	97290	0

Year	Land	Bldg	Total	Net Tax
2022	17430	0	17430	758.98
2021	17430	0	17430	765.72

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

TR 230

Topo: ROLLING

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

Tab #		S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 2	BOB	BLOUNT SILT LOAM, 2	12.6012	8370	105470	2230	28100
C 15	GYB2	GLYNWOOD CLAY LOAM	12.4442	7280	90590	1110	13810
C 39	PM	PEWAMO SILTY CLAY L	15.0360	9410	141490	3450	51870
W 1	BOA	BLOUNT SILT LOAM 0-	1.0338	5230	5410	230	240
W 2	BOB	BLOUNT SILT LOAM, 2	1.2976	4540	5890	230	300
W 15	GYB2	GLYNWOOD CLAY LOAM	1.4181	2650	3760	230	330
W 39	PM	PEWAMO SILTY CLAY L	3.4608	7790	26960	230	800
980	ROAD	ROAD	.5133				
			47.805		379570	(100%)	95450
					132850	(35%)	33410

CAUV # 0

Call Back: Sign: PSN Date: 2014-12-08 Lister:

16-150023.0000-v082020R