

JACKSON TWP
RIVERDALE SD

00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-010010.0000
E19

AGR
2025

sale

Eff Rate:- 38.35 — 33.09 — 33.46 — 33.41 — a/r

2022 FOUT BROTHERS FARM LL	2018-11-30
2023 FOUT BROTHERS FARM LL	2018-11-30
2024 FOUT BROTHERS FARM LL	2018-11-30
2025 FOUT BROTHERS FARM LLC	2018-11-30 S 1/2 NE 1/4 S1 79.00A
TR 195	3FD
	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	79.0000	79.0000	79.0000	79.0000	
Land100%	389510	425690	425690	425690	425690
Bldg100%					0
Totl100%	389510t	425690t	425690t	425690t	425690t
Cauv100%	65290	151460	151460	151460	151450
Tax Value:					
Land 35%	22850	53010	53010	53010	148990
Bldg 35%					0
Totl 35%	22850t	53010t	53010t	53010t	148990t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	801.06	1599.86	1619.98	1617.50	
Cauv Sav	3978.26	2896.68	2933.14	2928.62	
Sp-Asmnt		4.00			

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
483	3	2018-11-30	FOUT BROTHERS FARM LLC	3FD *	0	389510	0
482	3	2018-11-30	FOUT WILLIAM DOUGLAS TRUS	3AF *	0	389510	0
174	3	2006-04-17	FOUT HELEN L TRUSTEE	3WD *	0	145940	0
56	2	2006-02-03	FOUT HELEN L	2CT *	0	145940	0

Year	Land	Bldg	Total	Net Tax
2021	22850	0	22850	872.72
2020	22850	0	22850	874.76

Project 921 BLANCHARD RIVER MAINT XA/2023 ben acres / % factor

TR 195

PUB PAVED ST/RD
Topo: ROLLING

Neighborhood:
Code: 2000
Dwl/Gar/NC% 1.2500

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 2	BOB BLOUNT SILT LOAM, 2	29.8716	5770	172360	2360	70500
C 14	GWB GLYNWOOD SILT LOAM	17.1796	5400	92770	1750	30060
C 15	GYB2 GLYNWOOD CLAY LOAM	5.7392	5020	28810	1230	7060
C 16	GYC2 GLYNWOOD CLAY LOAM	.0457	4750		1050	50
C 44	SA SARANAC SLTY CLAY L	2.7036	6390	17280	2770	7490
C 51	WSTL WASTE LAND	2.0000	120		240	50
C 52	PKA PEWAMO SICL 0-1% SL	4.3705	6490	28360	3560	15560
C 55	FCA FLATROCK OF PH SIL	4.1050	5880	24140	2860	11740
C 65	SJA SHOALS OF PH SIL 0-	.0701	6260		440	2740
W 2	BOB BLOUNT SILT LOAM, 2	.1979	3130		620	470
W 14	GWB GLYNWOOD SILT LOAM	1.7704	2830	5010	750	1330
W 15	GYB2 GLYNWOOD CLAY LOAM	.2989	1830		550	230
W 16	GYC2 GLYNWOOD CLAY LOAM	.1751	1460		260	230
W 52	PKA PEWAMO SICL 0-1% SL	.1640	5370		880	1670
W 55	FCA FLATROCK OF PH SIL	2.6539	4870	12920	1860	4940
W 63	KNA KNOXDALE OF PH SIL	.1572	5080		800	1950
W 65	SJA SHOALS OF PH SIL 0-	.1113	3780		420	850
980	ROAD ROAD	.6461				
C 55	FCA FLATROCK OF PH SIL	6.3079	5880	37090	230	1450
C 63	KNA KNOXDALE OF PH SIL	.4320	5840	2520	230	100

79 425690 (100%) 151450 CAUV # 0
148990 (35%) 53010