JACKSON TWP
FOREST CORP 00220

Hardin County, Ohio
Michael T. Bacon, Auditor

23-220001.0000 AGR
F12.01 2026

sale

2023	LITTLE CREEK BARN LLC	2020-03-20
2024	LITTLE CREEK BARN LLC	2020-03-20
2025	LITTLE CREEK BARN LLC	2020-03-20
2026	LITTLE CREEK BARN LLC	2020-03-20 N2 NW4 S12 11.812A
	17630 CR 20	1QC
		$0
	FOREST OH 45843	

Parent: 20-040015.0000

Eff Rate:- 34.89 — 35.26 — 35.21 — 35.21 — a/r

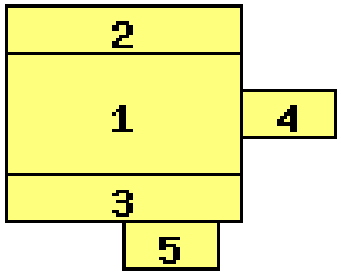
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	199	199	199	199	0	199	199	199
Acres	11.8120	11.8120	11.8120	11.8120	11.8120			
Land100%	66460	66460	66460	66460		66460	96370	96370
Bldg100%	636800	636800	636800	636800		636800	636800	636810
Totl100%	703260t	703260t	703260t	703260t		703260t	733170t	733180t
Cauv100%	34230	34230	34230	34230		66460	96370	32830
Tax Value:								
Land 35%	11980	11980	11980	11980		11980	11490	33730
Bldg 35%	222880	222880	222880	222880		222880	222880	222880
Totl 35%	234860t	234860t	234860t	234860t		234860t	234370t	256610t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	7468.58	7557.76	7546.74	7546.74	7546.74			
Cauv Sav	452.96	358.68	363.00	362.46				
Sp-Asmnt	4.00							

2022 DUPL ANNEXED FROM 20-040053

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
128	1	2020-03-20	LITTLE CREEK BARN LLC	1QC *	0	0	0

Year	Land	Bldg	Total	Net Tax
2022	8220	249100	257320	9437.72
2021	8220	124550	132770	5070.88

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



17630 CR 20 45843

Neighborhood:
Code: 2000
Dwl/Gar/NC% 1.6000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	VENUEHALL		74X98	7252	93.44	C	2020AV	677630	.15		575990
2	P	OFP	10X98	980	30.00	C	2020AV	29400	.15		24990
3	P	OFP	10X98	980	30.00	C	2020AV	29400	.15		24990
4	P	OFP	9X17	153	30.00	C	2020AV	4590	.15		3900
5	G	CAR	17X24	408	20.00	C	2020AV	8160	.15		6940

Tab #	SOIL		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 2	BOB	BLOUNT SILT LOAM, 2	.5531	8370	4630	2230	1230
C 14	GWB	GLYNWOOD SILT LOAM	.1648	7830	1290	1630	270
C 16	GYC2	GLYNWOOD CLAY LOAM	5.8055	6890	40000	870	5050
C 44	SA	SARANAC SLTY CLAY L	1.9704	9270	18270	2660	5240
W 16	GYC2	GLYNWOOD CLAY LOAM	.1141	2120	240	230	30
W 44	SA	SARANAC SLTY CLAY L	.0339	5570	190	230	10
980	ROAD	ROAD	.1702				
800	OS	PRIMARY	1.0000	21750	21750	15000	15000
802	OS	RESIDUAL	2.0000	5000	10000	3000	6000
			11.812		96370	(100%)	32830
					33730	(35%)	11490

CAUV # 4350

23-220001.0000-v082020R