

LYNN TWP
UPPER SCIOTO SD

00260

Hardin County, Ohio
Michael T. Bacon, Auditor

27-040026.0000
F20

AGR
2025

	sale				Eff Rate:-	45.67	37.90	38.58	38.48	a/r	
2022 AFBP LLC	2021-11-23				Tax Year	2022	2023	2024	2025	CAMA	
2023 AFBP LLC	2021-11-23				Prop Cls	110	110	110	110	110	
2024 AFBP LLC	2021-11-23				Acres	25.4810	25.4810	25.4810	25.4810		
2025 AFBP LLC	2021-11-23	12291	25.481A		Land100%	143140	156400	156400	156400	156400	
CR 130	3WD				Bldg100%				0		
	\$1,615,508				Total100%	143140t	156400t	156400t	156400t	156400t	
					Cauv100%	40940	77490	77490	77490	77490	

Land 35%	14330	27120	27120	27120	54740
Bldg 35%					0
Totl 35%	14330t	27120t	27120t	27120t	54740t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	595.54	934.56	957.64	955.04	
Cauv Sav	1486.62	951.80	975.30	972.68	
Sp-Asmnt	73.39	60.09	82.68	109.28	

Sal#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
634	3	2021-11-23	AFBP LLC	3WD	1615508	135260	0
505	1	2021-11-17	WOODS LINDA	1WD		135260	0
5	4	2000-02-08	KRAFT DONALD E & MARGARE	40C *		0	0
56	4	2000-02-08	KRAFT DONALD E & MARGARE	40C *		0	0
57	4	2000-02-08	KRAFT DONALD E & MARGARE	40C *		0	0
108	3	1996-03-13	KRAFT DONALD	30C *		0	0
2	2	1996-01-13	RALSTON THOMAS J ETAL	CT *		0	0
1138	16	1995-11-21	RALSTON JANE L ETAL	CT *		0	0
204	6	1995-03-22	ALLEN MARJORIE KRAFT ETA	LA *		0	0

Year	Land	Bldg	Total	Net Tax
2021	13830	0	13830	606.48
2020	13830	0	13830	614.60

p r o j e c t		ben acres	/ %	factor
02	MAIN DISTRICT CONSERVANCY	XA/2025		
56	MCCOY 937 - SCIOTO	XA/2025		

CR 130

Neighborhood:
Code: 2600
Dwl/Gar/NC% 1.1100

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	9.2806	6030	55960	2660	24690
C 39	PM PEWAMO SILTY CLAY L	13.9892	6490	90790	3560	49800
W 39	PM PEWAMO SILTY CLAY L	1.7973	5370	9650	1670	3000
980	ROAD	.4139				

25.481	156400	(100%)	77490	CAUV #	4404
	54740	(35%)	27120		

Call Back:

Sign: PSN Date: 2015-04-03 Lister:

27-040026.0000-v082020R