

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			
2023 AFBP LLC	2021-11-23			
2024 AFBP LLC	2021-11-23			
2025 AFBP LLC	2021-11-23	12291	25.481A	
CR 130	3WD			
	\$1,615,508			

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	25.4810	25.4810	25.4810	25.4810	
Land100%	143140	156400	156400	156400	156400
Bldg100%					0
Totl100%	143140t	156400t	156400t	156400t	156400t
Cauv100%	40940	77490	77490	77490	77490
Tax Value:					
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	

Sale#	#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 *	0	135260	0
55	4	2000-02-08	KRAFT DONALD E & MARGARE	4QC *	0	36230	0
56	4	2000-02-08	KRAFT DONALD E & MARGARE	4QC *	0	36230	0
57	4	2000-02-08	KRAFT DONALD E & MARGARE	4QC *	0	36230	0
108	3	1996-03-13	KRAFT DONALD E	3QC *	0	22910	0
39	21	1996-01-25	RALSTON THOMASJ ETAL	CT *	0	22910	0
1138	16	1995-11-21	RALSTON JANE L ETAL	CT *	0	22910	0
204	6	1995-03-22	ALLEN MARJORIE KRAFT ETA	LAF *	0	22910	0

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

Project  
 902 MAIN DISTRICT CONSERVANCY XA/2025  
 156 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 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