

LYNN TWP  
UPPER SCIOTO SD

00260

Hardin County, Ohio  
Michael T. Bacon, Auditor

27-040027.0000  
F19

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	53.994A	
7681 CR 130	3WD			
ALGER OH 45812	\$1,615,508			

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	199	110	110	110	110
Acres	53.9940	53.9940	53.9940	53.9940	
Land100%	303370	323740	323740	323740	323740
Bldg100%	3740				0
Totl100%	307110t	323740t	323740t	323740t	323740t
Cauv100%	81630	137140	137140	137140	137140
Tax Value:					
Land 35%	28570	48000	48000	48000	113310
Bldg 35%	1310				0
Totl 35%	29880t	48000t	48000t	48000t	113310t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1241.80	1654.08	1694.94	1690.36	
Cauv Sav	3225.46	2250.60	2306.18	2299.94	
Sp-Asmnt	159.68	133.04	166.68	219.96	

270400280000 43.561a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
634	3	2021-11-23	AFBP LLC	3WD	1615508	300660	3740
425	2	2019-11-06	WOODS LINDA	2WD *	0	300660	3740
57	4	2000-02-08	KRAFT DONALD E & MARGARE	4QC *	0	82230	40540
56	4	2000-02-08	KRAFT DONALD E & MARGARE	4QC *	0	82230	40540
55	4	2000-02-08	KRAFT DONALD E & MARGARE	4QC *	0	82230	40540
108	3	1996-03-13	KRAFT DONALD E	3QC *	0	55910	32910
39	21	1996-01-25	RALSTON THOMAS J ETAL	CT *	0	55910	32910
1138	16	1995-11-21	RALSTON JANE L ETAL	CT *	0	55910	32910
204	6	1995-03-22	ALLEN MARJORIE KRAFT ETA	AF *	0	55910	32910

Year	Land	Bldg	Total	Net Tax
2021	28280	1310	29590	1297.60
2020	28280	1310	29590	1314.96

project	ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY				XA/2025
156 MCCOY 937 - SCIOTO				XA/2025

7681 CR 130 45812

PUB ELECTRIC  
PRIV WATER  
PRIV SEWER

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-	17.8286	6030	107510	2660	47420
C 39	PM PEWAMO SILTY CLAY L	21.5252	6490	139700	3560	76630
W 1	BOA BLOUNT SILT LOAM 0-	2.8058	3610	10130	770	2160
W 39	PM PEWAMO SILTY CLAY L	5.7585	5370	30920	1670	9620
980	ROAD ROAD	.3859				
C 1	BOA BLOUNT SILT LOAM 0-	3.1348	6030	18900	230	720
C 39	PM PEWAMO SILTY CLAY L	2.5552	6490	16580	230	590
0		.0000				
0		.0000				

53.994 323740 (100%) 137140 CAUV # 4404  
113310 ( 35%) 48000

Call Back: Sign: PSN Date: 2015-04-03 Lister: 27-040027.0000-v082020R