LYNN TWP
UPPER SCIOTO SD 00260

Hardin County, Ohio
Michael T. Bacon, Auditor

27-040027.0000 AGR
F19 2026

sale

2023 AFBP LLC	2021-11-23			
2024 AFBP LLC	2021-11-23			
2025 AFBP LLC	2021-11-23			
2026 AFBP LLC	2021-11-23	12291	53.994A	
7681 CR 130	3WD			
	$1,615,508			
ALGER OH 45812				

Eff Rate:– 37.90 — 38.58 — 38.48 — 38.48 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	110	110	110	110	0	110	110	110
Acres	53.9940	53.9940	53.9940	53.9940	53.9940			
Land100%	323740	323740	323740	323740		323740	469340	469340
Bldg100%				0				
Totl100%	323740t	323740t	323740t	323740t		323740t	469340t	469340t
Cauv100%	137140	137140	137140	137140		323740	469340	138510
Tax Value:								
Land 35%	48000	48000	48000	48000		48000	48480	164270
Bldg 35%								0
Totl 35%	48000t	48000t	48000t	48000t		48000t	48480t	164270t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1654.08	1694.94	1690.36	1690.36	1690.36			
Cauv Sav	3225.46	2250.60	2306.18	2299.94				
Sp-Asmnt	133.04	166.68	219.96	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	300060	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
2022	28570	1310	29880	1241.80
2021	28280	1310	29590	1297.60

p r o j e c t		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% 1.4000

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	17.8286	8740	155820	2550	45460
C	39	PM	PEWAMO SILTY CLAY L	21.5252	9410	202550	3450	74260
W	1	BOA	BLOUNT SILT LOAM 0-	2.8058	5230	14670	230	650
W	39	PM	PEWAMO SILTY CLAY L	5.7585	7790	44860	230	1330
	980	ROAD	ROAD	.3859				
C	1	BOA	BLOUNT SILT LOAM 0-	3.1348	8740	27400	2550	7990
C	39	PM	PEWAMO SILTY CLAY L	2.5552	9410	24040	3450	8820
				53.994		469340	(100%)	138510
						164270	(35%)	48480

CAUV # 4404

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