

MARION TWP
UPPER SCIOTO SD

Hardin County, Ohio
Michael T. Bacon, Auditor

28-040006.0000 AGR
P42.01 2025

00270

sale

2022 LOTRIDGE CLYDE & CARO
2023 LOTRIDGE FARM 2 LLC
2024 LOTRIDGE FARM 2 LLC
2025 LOTRIDGE FARM 2 LLC
CR 45

2012-08-15
2022-01-18
2022-01-18
2022-01-18 PT S2 NE4;N2 E2 SE4;NE4;
10C PT W2 SE4;PT SW4 SE4 S4
\$0 189.43A 28-040006.01 S/A

Eff Rate:- 42.84 — 38.85 — 37.53 — 37.48 — a/r

Tax Year 2022 2023 2024 2025
Prop Cls 110 110 110 110
Acres 189.7040 189.7040 189.7040 189.4300
Land100% 1009940 1103540 1103540 1101940
Bldg100% 0
Totl100% 1009940t 1103540t 1103540t 1101940t
Cauv100% 231400 478460 478460 477830

Tax Value:
Land 35% 80990 167460 167460 167240
Bldg 35%
Totl 35% 80990t 167460t 167460t 167240t
Hmstd35%
Owner 0c
Hmstd RB
Net Tax 3143.50 5952.62 5760.32 5744.20
Cauv Sav 10576.32 7776.90 7525.58 7502.78
Sp-Asmnt 387.98 482.88 471.70 771.21

CAMA
110

1101940
1101940t
477830

385680
0
385680t

2016 duplicate combined 28-040007, 28-040008, 28-040013, 28-040037
2025 DUPLICATE ADDED 28-040060
280400070000 39.204a
280400080000 72.701a
280400130000 23.525a
280400370000 2.113a
280400600000 .162a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
18	1	2022-01-18	LOTRIDGE FARM 2 LLC	10C *	0	1009940	0
365	2	2012-08-15	LOTRIDGE CLYDE & CAROLYN	2WD	523360	127770	0
378	1	2009-12-09	EWING MARY C ETAL	1CT *	0	94770	0

Year	Land	Bldg	Total	Net Tax
2021	80990	0	80990	3329.12
2020	80990	0	80990	3376.48

p r o j e c t		ben acres	/ %	factor
107	GRASS RUN #933 - HOG CREEK	XA/2025		
110	HOG CREEK MAINLINE - HOG CR.	XA/2025		
176	BRANSTETTER - SCIOTO	XA/2025		
902	MAIN DISTRICT CONSERVANCY	XA/2025		
272	COOK DITCH - SCIOTO RIVER MA	XA/2025		
283	HETRICK #1027 - HOG CREEK MA	XA/2025		
577	OTTAWA RIVER PROJECT MAINT	XA/2021		
910	COTTONWOOD CONSERVANCY	XA/2025		

CR 45

45810

PUB PAVED ST/RD
Topo: ROLLING

Neighborhood:
Code: 2800
Dwl/Gar/NC% 1.2000

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	65.4639	6030	394750	2660	174130
C 2	BOB BLOUNT SILT LOAM, 2	92.3838	5770	533050	2360	218030
C 15	GYB2 GLYNWOOD CLAY LOAM	4.3690	5020	21930	1230	5370
C 39	PM PEWAMO SILTY CLAY L	8.8500	6490	57440	3560	31510
C 51	WSTL WASTE LAND	.4161	120	50	50	20
C 52	PKA PEWAMO SICL 0-1% SL	13.2330	6490	85880	3560	47110
W 1	BOA BLOUNT SILT LOAM 0-	1.1290	3610	4080	770	870
W 2	BOB BLOUNT SILT LOAM, 2	1.3939	3130	4360	470	660
W 52	PKA PEWAMO SICL 0-1% SL	.0753	5370	400	1670	130
980	ROAD ROAD	2.1160				

189.43	1101940	(100%)	477830	CAUV # 4455
	385680	(35%)	167240	

Call Back: Sign: PSN Date: 2015-07-02 Lister: 28-040006.0000-v082020R