

MARION TWP  
UPPER SCIOTO SD

00270

Hardin County, Ohio  
Michael T. Bacon, Auditor

28-040006.0000  
P42.01

AGR  
2025

sale

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

2022 LOTRIDGE CLYDE & CARO	2012-08-15
2023 LOTRIDGE FARM 2 LLC	2022-01-18
2024 LOTRIDGE FARM 2 LLC	2022-01-18
2025 LOTRIDGE FARM 2 LLC	2022-01-18
CR 45	2022-01-18 PT S2 NE4:N2 E2 SE4:NE4; 1QC PT W2 SE4:PT SW4 SE4 S4 1QC
	\$0 189.43A 28-040006.01 S/A

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	110	110	110	110	110	110
Acres	189.7040	189.7040	189.7040	189.4300	189.4300	
Land100%	1009940	1103540	1103540	1101940	477830	1101940
Bldg100%						
Totl100%	1009940t	1103540t	1103540t	1101940t	477830t	1101940t
Cauv100%	231400	478460	478460	477830		477830
Tax Value:						
Land 35%	80990	167460	167460	167240	167240	385680
Bldg 35%						0
Totl 35%	80990t	167460t	167460t	167240t	167240t	385680t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	3143.50	5952.62	5760.32	5744.20	5744.20	
Cauv Sav	10576.32	7776.90	7525.58	7502.78		
Sp-Asmnt	387.98	482.88	471.70	771.21		

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	1QC *	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

project	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