MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-040006.0000 AGR
P42.01 2026

sale

2023 LOTRIDGE FARM 2 LLC	2022-01-18	
2024 LOTRIDGE FARM 2 LLC	2022-01-18	
2025 LOTRIDGE FARM 2 LLC	2022-01-18	
2026 LOTRIDGE FARM 2 LLC	2022-01-18 PT S2 NE4;N2 E2 SE4;NE4;	
CR 45	1QC PT W2 SE4;PT SW4 SE4 S4	
	$0 189.43A 28-040006.01 S/A	

Eff Rate:– 38.85 — 37.53 — 37.48 — 37.48 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	110	110	110	110	0	110	110	110
Acres	189.7040	189.7040	189.4300	189.4300	189.4300			
Land100%	1103540	1103540	1101940	1101940		1101940	1597910	1597900
Bldg100%				0				
Totl100%	1103540t	1103540t	1101940t	1101940t		1101940t	1597910t	1597900t
Cauv100%	478460	478460	477830	477830		1101940	1597910	454600
Tax Value:								
Land 35%	167460	167460	167240	167240		167240	159110	559270
Bldg 35%								0
Totl 35%	167460t	167460t	167240t	167240t		167240t	159110t	559270t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	5952.62	5760.32	5744.20	5744.20	5744.20			
Cauv Sav	10576.32	7776.90	7525.58	7502.78				
Sp-Asmnt	482.88	471.70	771.21	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
2022	80990	0	80990	3143.50
2021	80990	0	80990	3329.12

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% 1.7000

Tab #	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	65.4639	8740	572150	2550	166930
C 2	BOB	BLOUNT SILT LOAM, 2	92.3838	8370	773250	2230	206020
C 15	GYB2	GLYNWOOD CLAY LOAM	4.3690	7280	31810	1110	4850
C 39	PM	PEWAMO SILTY CLAY L	8.8500	9410	83280	3450	30530
C 51	WSTL	WASTE LAND	.4161	170	70	50	20
C 52	PKA	PEWAMO SICL 0-1% SL	13.2330	9410	124520	3450	45650
W 1	BOA	BLOUNT SILT LOAM 0-	1.1290	5230	5900	230	260
W 2	BOB	BLOUNT SILT LOAM, 2	1.3939	4540	6330	230	320
W 52	PKA	PEWAMO SICL 0-1% SL	.0753	7790	590	230	20
980	ROAD	ROAD	2.1160				
			189.43		1597900	(100%)	454600
					559270	(35%)	159110

CAUV # 4455

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