

MARION TWP  
UPPER SCIOTO SD

00270

REAL PROPERTY RECORD

09:01 AM

Hardin County, Ohio  
Michael T. Bacon, Auditor

28-040006.0000  
P42.01

AGR  
2024

sale

|                            |                                                                    |
|----------------------------|--------------------------------------------------------------------|
| 2021 LOTRIDGE CLYDE & CARO | 2012-08-15                                                         |
| 2022 LOTRIDGE CLYDE & CARO | 2012-08-15                                                         |
| 2023 LOTRIDGE FARM 2 LLC   | 2022-01-18                                                         |
| 2024 LOTRIDGE FARM 2 LLC   | 2022-01-18 PT S2 NE4;N2 E2 SE4;NE4;<br>10C PT W2 SE4;PT SW4 SE4 S4 |
| CR 45                      | \$0 189.43A 28-040006.01 S/A                                       |

Eff Rate:- 45.38 — 42.84 — 38.85 — 37.53 — a/r

|            |          |          |          |          |
|------------|----------|----------|----------|----------|
| Tax Year   | 2021     | 2022     | 2023     | 2024     |
| Prop Cls   | 110      | 110      | 110      | 110      |
| Acres      | 189.7040 | 189.7040 | 189.7040 | 189.7040 |
| Land100%   | 1009940  | 1009940  | 1103540  | 1103540  |
| Bldg100%   |          |          |          | 0        |
| Totl100%   | 1009940t | 1009940t | 1103540t | 1103540t |
| Cauv100%   | 231400   | 231400   | 478460   | 478460   |
| Tax Value: |          |          |          |          |
| Land 35%   | 80990    | 80990    | 167460   | 167460   |
| Bldg 35%   |          |          |          |          |
| Totl 35%   | 80990t   | 80990t   | 167460t  | 167460t  |
| Hmstd35%   |          |          |          |          |
| Owner 0c   |          |          |          |          |
| Hmstd RB   |          |          |          |          |
| Net Tax    | 3329.12  | 3143.50  | 5952.62  | 5760.32  |
| Cauv Sav   | 11200.84 | 10576.32 | 7776.90  | 7525.58  |
| Sp-Asmnt   | 392.96   | 387.98   | 482.88   | 471.70   |

|          |          |          |
|----------|----------|----------|
| 2024     | 2025     | CAMA     |
| 110      | 110      | 110      |
| 189.4300 | 189.4300 | 1101940  |
| 1103540  | 1101940  | 1101940  |
| 1103540t | 1101940t | 1101940t |
| 1103540  | 1101940  | 477830   |

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 |
|------|--------|------|--------|---------|
| 2020 | 80990  | 0    | 80990  | 3376.48 |
| 2019 | 142120 | 0    | 142120 | 5440.88 |

| p r o j e c t |                              | ben acres | / % | factor |
|---------------|------------------------------|-----------|-----|--------|
| 107           | GRASS RUN #933 - HOG CREEK   | XA/2024   |     |        |
| 176           | BRANSTETTER - SCIOTO         | XA/2024   |     |        |
| 272           | COOK DITCH - SCIOTO RIVER MA | XA/2024   |     |        |
| 902           | MAIN DISTRICT CONSERVANCY    | XA/2024   |     |        |
| 283           | HETRICK #1027 - HOG CREEK MA | XA/2024   |     |        |
| 577           | OTTAWA RIVER PROJECT MAINT   | XA/2021   |     |        |
| 910           | COTTONWOOD CONSERVANCY       | XA/2024   |     |        |

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