

00270

sale

2021	MIDWEST OHIO FARMS LL	2012-12-10	
2022	MIDWEST OHIO FARMS LL	2012-12-10	
2023	MIDWEST OHIO FARMS LL	2012-12-10	
2024	MIDWEST OHIO FARMS LLC	2012-12-10	ALL S27 649.007A
	3041 TR 120	5WD	VAC ROAD
	ALGER OH 45812	\$0	

Eff Rate:- 45.38 — 42.84 — 38.85 — 37.53 — a/r				
Tax Year	2021	2022	2023	2024
Prop Cls	199	199	199	199
Acres	649.0070	649.0070	649.0070	649.0070
Land100%	3646430	1591200	1738890	1738890
Bldg100%				0
Totl100%	3646430t	1591200t	1738890t	1738890t
Cauv100%	877060	382200	780510	780510
Tax Value:				
Land 35%	306970	133770	273180	273180
Bldg 35%				0
Totl 35%	306970t	133770t	273180t	273180t
Hmstd35%				608610t
Owner 0c				
Hmstd RB				
Net Tax	12618.14	5192.08	9710.62	9396.86
Cauv Sav	39842.72	16423.96	11923.38	11538.16
Sp-Asmnt	2031.56	2031.55	2031.55	1654.71

SOILS FOR SOLAR FIELD: MC-308.3306 PO-49.6060
282700020000 164.505a
282700030000 160.00a
282700040000 160.00a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
488	5	2012-12-10	MIDWEST OHIO FARMS LLC	5WD *	0	2077910	5310
20	5	1999-01-15	ANTHONY JANET L	5WD	2054130	767660	11200
474	1	1992-05-22		1WD	973510	0	705510

Year	Land	Bldg	Total	Net Tax
2020	306970	0	306970	12797.62
2019	555360	0	555360	21261.26

p r o j e c t		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2024		
151	SCOTT - SCIOTO	XA/2024		
162	RUMBAUGH - SCIOTO	XA/2024		
174	WYSS DITCH - SCIOTO	XA/2024		
232	DUNLAP #985 - SCIOTO RIVER	XA/2024		

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3041 TR 120 45812

PUB ELECTRIC
PRIV WATER
PRIV SEWER
PUB PAVED ST/RD

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

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 Grain Bin	*PP 0	36X27	972			1986AV		0			0
2 FENCE	*		19665	13.50	C	2019AV		0			0
3 ABATE2099	*740		0		C	2022		4295280			0
Tab #	S	O	I	L	Acres	Mkt/Ac	Market	Au/Ac	Cauv		
C 25	MC				273.1105	6240	1704210	2800	764710		
C 40	PO				4.2204	6490	27390	2920	12320		
C 43	RO				1.0632	6720	7140	3220	3420		
C 51	WSTL				1.1891	120	140	50	60		
980	ROAD				11.4872						
910					357.9366						
					649.007		1738880	(100%)	780510	CAUV #	3783
							608610	(35%)	273180		

Call Back: Sign: PSN Date: 2015-04-21 Lister: 28-270001.0000-v082020R