

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-270001.0000
A06

AGR
2025

sale

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

2022	MIDWEST OHIO FARMS LL	2012-12-10	
2023	MIDWEST OHIO FARMS LL	2012-12-10	
2024	MIDWEST OHIO FARMS LL	2012-12-10	
2025	MIDWEST OHIO FARMS LLC	2012-12-10	ALL S27 649.007A
	3041 TR 120		5WD VAC ROAD
	ALGER OH 45812	\$0	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	199	199	199	199	199
Acres	649.0070	649.0070	649.0070	649.0070	
Land100%	1591200	1738890	1738890	1738890	1738880
Bldg100%					0
Totl100%	1591200t	1738890t	1738890t	1738890t	1738880t
Cauv100%	382200	780510	780510	780510	780510
Tax Value:					
Land 35%	133770	273180	273180	273180	608610
Bldg 35%					0
Totl 35%	133770t	273180t	273180t	273180t	608610t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	5192.08	9710.62	9396.86	9382.94	
Cauv Sav	16423.96	11923.38	11538.16	11521.06	
Sp-Asmnt	2031.55	2031.55	1654.71	1842.16	

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:blgd
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
2021	306970	0	306970	12618.14
2020	306970	0	306970	12797.62

p r o j e c t		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY			XA/2025
151	SCOTT - SCIOTO			XA/2025
162	RUMBAUGH - SCIOTO			XA/2025
174	WYSS DITCH - SCIOTO			XA/2025
232	DUNLAP #985 - SCIOTO RIVER			XA/2025



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 FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 Grain Bin	*PP	0 36X27	972		C	1986AV	0			0
2 FENCE	*		19665	13.50	C	2019AV	0			0
3 ABATE2099	*740		0			2022	4295240			0
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv				
C 25	MC MCGUFFEY MUCK	273.1105	6240	1704210	2800	764710				
C 40	PO PEWAMO VARIANT MUCK	4.2204	6490	27390	2920	12320				
C 43	RO ROUNDHEAD MUCK	1.0632	6720	7140	3220	3420				
C 51	WSTL WASTE LAND	1.1891	120	140	50	60				
980	ROAD	11.4872								
910	SOLAR PANEL	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