MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-270001.0000 AGR
A06 2026

sale

2023 MIDWEST OHIO FARMS LL	2012-12-10	
2024 MIDWEST OHIO FARMS LL	2012-12-10	
2025 MIDWEST OHIO FARMS LL	2012-12-10	
2026 MIDWEST OHIO FARMS LLC	2012-12-10 ALL S27 649.007A	
3041 TR 120	5WD VAC ROAD	
	$0	
ALGER OH 45812		

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	199	199	199	199	0	199	199	199
Acres	649.0070	649.0070	649.0070	649.0070	649.0070			
Land100%	1738890	1738890	1738890	1738890		1738890	2521910	2521920
Bldg100%				0				
Totl100%	1738890t	1738890t	1738890t	1738890t		1738890t	2521910t	2521920t
Cauv100%	780510	780510	780510	780510		1738890	2521910	736140
Tax Value:								
Land 35%	273180	273180	273180	273180		273180	257650	882670
Bldg 35%								0
Totl 35%	273180t	273180t	273180t	273180t		273180t	257650t	882670t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	9710.62	9396.86	9382.94	9382.94	9382.94			
Cauv Sav	16423.96	11923.38	11538.16	11521.06				
Sp-Asmnt	2031.55	1654.71	1842.16	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: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
2022	133770	0	133770	5192.08
2021	306970	0	306970	12618.14

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			

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3041 TR 120 45812

PUB ELECTRIC
PRIV WATER
PRIV SEWER
PUB PAVED ST/RD

Neighborhood:
Code: 2800
Dwl/Gar/NC% 1.7000

	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	*705		0			2022	4295240			0

Tab #	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 25	MC	MCGUFFEY MUCK	273.1105	9050	2471650	2640	721010
C 40	PO	PEWAMO VARIANT MUCK	4.2204	9410	39710	2790	11780
C 43	RO	ROUNDHEAD MUCK	1.0632	9740	10360	3090	3290
C 51	WSTL	WASTE LAND	1.1891	170	200	50	60
980	ROAD	ROAD	11.4872				
910		SOLAR PANEL	357.9366				

649.007 2521920 (100%) 736140 CAUV # 3783
882670 (35%) 257650

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