

MCDONALD TWP
UPPER SCIOTO SD

00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-040003.0000
D36

AGR
2023

sale

Eff Rate:- 47.62 — 46.98 — 44.45 — 40.66 — a/r

2020 CAIN DON E	2014-11-17		
2021 CAIN DON E	2014-11-17		
2022 AFBP LLC	2021-06-23		
2023 AFBP LLC	2021-06-23	13242	42.57A
TR 79	5FD		
	\$2,882,965		
	10.0-04B-04-003		

Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	110	110	110	110	110
Acres	42.5700	42.5700	42.5700	42.5700	
Land100%	244710	244710	244710	267340	267350
Bldg100%					
Totl100%	244710t	244710t	244710t	267340t	267350t
Cauv100%	75890	75890	75890	138110	138120
Tax Value:					
Land 35%	26560	26560	26560	48340	93570
Bldg 35%					0
Totl 35%	26560t	26560t	26560t	48340t	93570t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1145.66	1130.12	1069.28	1797.16	
Cauv Sav	2548.84	2514.26	2378.94	1681.54	
Sp-Asmnt	16.44	16.44	16.44	16.44	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
286	5	2021-06-23	AFBP LLC	5FD	2882965	244710	0
550	5	2014-11-17	CAIN DON E	5QC *	0	174570	0
550	4	2003-12-03	CAIN SHIRLEY E	4WD *	0	75230	0
314	1	1991-05-03		1UN *	0	0	48310
437	1	1990-06-01		1WD	200000	48310	0

Year	Land	Bldg	Total	Net Tax
2019	42840	0	42840	1701.72
2018	42840	0	42840	1709.68

project	ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY				
137 FLAT BRANCH - SCIOTO				

TR 79

PRIV WATER
PUB PAVED ST/RD

Neighborhood:
Code: 3100
Dwl/Gar/NC% 1.1800

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	13.1651	6030	79390	2660	35020
C 39	PM PEWAMO SILTY CLAY L	28.9610	6490	187960	3560	103100
980	ROAD ROAD	.4439				

42.57 267350 (100%) 138120 CAUV # 4404
93570 (35%) 48340

Call Back: Sign: PSN Date: 2014-10-29 Lister: 31-040003.0000-v082020R