

MCDONALD TWP
UPPER SCIOTO SD

00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-040004.0000
D21

AGR
2025

sale

Eff Rate:- 44.45 — 40.66 — 39.34 — 39.29 — a/r

2022 AFBP LLC	2021-06-23			
2023 AFBP LLC	2021-06-23			
2024 AFBP LLC	2021-06-23			
2025 AFBP LLC	2021-06-23	13359 ETC	46.69A	
TR 79 REAR	5FD			
	\$2,882,965			

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	110	110	110	110	110	110
Acres	46.6900	46.6900	46.6900	46.6900	46.6900	289480
Land100%	264940	289490	289490	289490	145710	
Bldg100%					0	
Totl100%	264940t	289490t	289490t	289490t	145710t	289480t
Cauv100%	78260	145710	145710	145710		145720
Tax Value:						
Land 35%	27390	51000	51000	51000	51000	101320
Bldg 35%						0
Totl 35%	27390t	51000t	51000t	51000t	51000t	101320t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	1102.70	1896.04	1837.46	1834.92	1834.92	
Cauv Sav	2630.56	1870.78	1812.96	1810.48		
Sp-Asmnt	147.30	147.30	169.18	169.18		

310400170000 15.58a
310400180000 8.15a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
286	5	2021-06-23	AFBP LLC	5FD	2882965	264940	0
550	5	2014-11-17	CAIN DON E	5 *	0	185540	0
550	4	2003-12-03	CAIN SHIRLEY E	4WD *	0	79340	0
314	1	1991-05-03		1UN *	0	0	50200
437	1	1990-06-01		1WD	200000	50200	0

Year	Land	Bldg	Total	Net Tax
2021	27390	0	27390	1165.46
2020	27390	0	27390	1181.46

project
902 MAIN DISTRICT CONSERVANCY XA/2025
137 FLAT BRANCH - SCIOTO XA/2025
ben acres / % factor

TR 79 (REAR)

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

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILTY LOAM 0-	15.0928	6030	91010	2660	40150
C 39	PM PEWAMO SILTY CLAY L	28.5598	6490	185350	3560	101670
W 1	BOA BLOUNT SILTY LOAM 0-	.5299	3610	1910	770	410
W 39	PM PEWAMO SILTY CLAY L	2.0775	5370	11160	1670	3470
C 51	WSTL WASTE LAND	.4300	120	50	50	20

46.69 289480 (100%) 145720 CAUV # 4404
101320 (35%) 51000

Call Back:

Sign: PSN Date: 2014-10-29 Lister:

31-040004.0000-v082020R