MCDONALD TWP
UPPER SCIOTO SD 00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-040004.0000 AGR
D21 2026

sale

2023 AFBP LLC	2021-06-23	
2024 AFBP LLC	2021-06-23	
2025 AFBP LLC	2021-06-23	
2026 AFBP LLC	2021-06-23 13359 ETC	46.69A
TR 79 REAR	5FD	
	$2,882,965	

Eff Rate:– 40.66 — 39.34 — 39.29 — 39.29 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	110	110	110	110	0	110	110	110
Acres	46.6900	46.6900	46.6900	46.6900	46.6900			
Land100%	289490	289490	289490	289490		289490	419690	419680
Bldg100%				0				
Totl100%	289490t	289490t	289490t	289490t		289490t	419690t	419680t
Cauv100%	145710	145710	145710	145710		289490	419690	137640
Tax Value:								
Land 35%	51000	51000	51000	51000		51000	48170	146890
Bldg 35%								0
Totl 35%	51000t	51000t	51000t	51000t		51000t	48170t	146890t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1896.04	1837.46	1834.92	1834.92	1834.92			
Cauv Sav	2630.56	1870.78	1812.96	1810.48				
Sp-Asmnt	147.30	169.18	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
2022	27390	0	27390	1102.70
2021	27390	0	27390	1165.46

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

TR 79 (REAR)

Neighborhood:
Code: 3100
Dwl/Gar/NC% 1.5500

Tab #		S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	15.0928	8740	131910	2550	38490
C 39	PM	PEWAMO SILTY CLAY L	28.5598	9410	268750	3450	98530
W 1	BOA	BLOUNT SILT LOAM 0-	.5299	5230	2770	230	120
W 39	PM	PEWAMO SILTY CLAY L	2.0775	7790	16180	230	480
C 51	WSTL	WASTE LAND	.4300	170	70	50	20
			46.69		419680	(100%)	137640
					146890	(35%)	48170

CAUV # 4404

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