

MCDONALD TWP
UPPER SCIOTO SD

00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-040006.0000
D17

AGR
2025

sale

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

| | | | |
|----------------------------|------------|-----------|--------|
| 2022 BAUGHMAN MARILYN TRUS | 2007-09-25 | | |
| 2023 BAUGHMAN MARILYN TRUS | 2007-09-25 | | |
| 2024 AFBP LLC | 2023-05-01 | | |
| 2025 AFBP LLC | 2023-05-01 | 13950 ETC | 6.656A |
| CR 75 | 3DT | | |
| | | \$725,000 | |

| | | | | | |
|------------|--------|--------|--------|--------|--------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 110 | 110 | 110 | 110 | 110 |
| Acres | 6.8800 | 6.6560 | 6.6560 | 6.6560 | |
| Land100% | 34690 | 36460 | 36460 | 36460 | 36450 |
| Bldg100% | | | | | 0 |
| Totl100% | 34690t | 36460t | 36460t | 36460t | 36450t |
| Cauv100% | 10230 | 18170 | 18170 | 18170 | 18180 |
| Tax Value: | | | | | |
| Land 35% | 3580 | 6360 | 6360 | 6360 | 12760 |
| Bldg 35% | | | | | 0 |
| Totl 35% | 3580t | 6360t | 6360t | 6360t | 12760t |
| Hmstd35% | | | | | |
| Owner Oc | | | | | |
| Hmstd RB | | | | | |
| Net Tax | 144.14 | 236.44 | 229.14 | 228.84 | |
| Cauv Sav | 344.62 | 237.94 | 230.60 | 230.26 | |
| Sp-Asmnt | 12.10 | 12.10 | 21.28 | 21.28 | |

| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:blgd |
|-------|----|------------|--------------------------|---------------|--------|---------|---------|
| 153 | 3 | 2023-05-01 | AFBP LLC | 3DT | 725000 | 34690 | 0 |
| 372 | 2 | 2007-09-25 | BAUGHMAN MARILYN TRUSTEE | 2WD * | 0 | 13540 | 0 |
| 368 | 2 | 2007-09-24 | BAUGHMAN MARILYN | 2CT * | 0 | 13540 | 0 |

| Year | Land | Bldg | Total | Net Tax |
|------|------|------|-------|---------|
| 2021 | 3580 | 0 | 3580 | 152.32 |
| 2020 | 3580 | 0 | 3580 | 154.42 |

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

CR 75

PUB ELECTRIC
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- | 2.7975 | 6030 | 16870 | 2660 | 7440 |
| C 39 | PM PEWAMO SILTY CLAY L | 3.0171 | 6490 | 19580 | 3560 | 10740 |
| 980 | ROAD ROAD | .8414 | | | | |
| | | 6.656 | | 36450 | (100%) | 18180 |
| | | | | 12760 | (35%) | 6360 |

CAUV # 4404

Call Back: Sign: PSN Date: 2014-10-29 Lister: 31-040006.0000-v082020R