

MCDONALD TWP  
UPPER SCIOTO SD

00300

Hardin County, Ohio  
Michael T. Bacon, Auditor

31-040007.0000  
D16

AGR  
2025

sale

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

2022 BAUGHMAN MARILYN TRUS	2007-09-24			
2023 BAUGHMAN MARILYN TRUS	2007-09-24			
2024 AFBP LLC	2023-05-01			
2025 AFBP LLC	2023-05-01	13950-10973	69.712A	
12326 CR 75	3DT			
KENTON OH 43326	\$725,000			

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	199	199	199	110	110	110
Acres	68.2000	69.5400	69.5400	69.7120	69.7120	
Land100%	375800	417430	417430	417430	208570	417440
Bldg100%	110	110	110	0		
Totl100%	375910t	417540t	417540t	417430t	208570t	417440t
Cauv100%	111060	208570	208570	208570		208570
Tax Value:						
Land 35%	38870	73000	73000	73000	73000	146100
Bldg 35%	40	40	40			0
Totl 35%	38910t	73040t	73040t	73000t	73000t	146100t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	1566.50	2715.44	2631.52	2626.46	2626.46	
Cauv Sav	3730.42	2717.66	2633.70	2630.08		
Sp-Asmnt	119.06	119.06	166.58	166.58		

3-21-2023 LEASE FOR GRANGE HALL LEASE BOOK E PAGE 180 DATED8-3-1897  
 (75' BY 100') MARILYN BAUGHMAN TRUST DATED 6-17-1998 NEW DESCRIPTION  
 NEXT TRANSFER.  
 2023 DUPLICATE COMBINED PARCELS  
 310400080000 .172A  
 310400190000 1.004A

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
153	3	2023-05-01	AFBP LLC	3DT	725000	375800	110
372	2	2007-09-24	BAUGHMAN MARILYN TRUSTEE	2WD *	0	142770	1200
368	2	2007-09-24	BAUGHMAN MARILYN	2CT *	0	142770	1200

Year	Land	Bldg	Total	Net Tax
2021	38870	40	38910	1655.62
2020	38870	40	38910	1678.38

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

12326 CR 75 43326

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-	20.1380	6030	121430	2660	53570
C 2	BOB BLOUNT SILT LOAM, 2	6.5940	5770	38050	2360	15560
C 19	KAB KENDALLVILLE SILT L	1.8613	5800	10800	2090	3890
C 39	PM PEWAMO SILTY CLAY L	38.0481	6490	246930	3560	135450
C 51	WSTL WASTE LAND	1.9100	120	230	50	100
980	ROAD ROAD	1.1606				

69.712 417440 (100%) 208570 CAUV # 4404  
 146100 ( 35%) 73000

Call Back: Sign: PSN Date: 2014-10-29 Lister: 31-040007.0000-v082020R