MCDONALD TWP
UPPER SCIOTO SD 00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-040007.0000 AGR
D16 2026

sale

2023 BAUGHMAN MARILYN TRUS	2007-09-24	
2024 AFBP LLC	2023-05-01	
2025 AFBP LLC	2023-05-01	
2026 AFBP LLC	2023-05-01 13950-10973	69.712A
12326 CR 75	3DT	
	$725,000	
KENTON OH 43326		

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	199	199	110	110	0	110	110	110
Acres	69.5400	69.5400	69.7120	69.7120	69.7120			
Land100%	417430	417430	417430	417430		417430	605200	605200
Bldg100%	110	110		0				
Totl100%	417540t	417540t	417430t	417430t		417430t	605200t	605200t
Cauv100%	208570	208570	208570	208570		417430	605200	201130
Tax Value:								
Land 35%	73000	73000	73000	73000		73000	70400	211820
Bldg 35%	40	40						0
Totl 35%	73040t	73040t	73000t	73000t		73000t	70400t	211820t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2715.44	2631.52	2626.46	2626.46	2626.46			
Cauv Sav	3730.42	2717.66	2633.70	2630.08				
Sp-Asmnt	119.06	166.58	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:bldg
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
2022	38870	40	38910	1566.50
2021	38870	40	38910	1655.62

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

12326 CR 75 43326

PUB ELECTRIC
PUB PAVED ST/RD

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-	20.1380	8740	176010	2550	51350
C 2	BOB	BLOUNT SILT LOAM, 2	6.5940	8370	55190	2230	14710
C 19	KAB	KENDALLVILLE SILT L	1.8613	8410	15650	1990	3700
C 39	PM	PEWAMO SILTY CLAY L	38.0481	9410	358030	3450	131270
C 51	WSTL	WASTE LAND	1.9100	170	320	50	100
980	ROAD	ROAD	1.1606				
			69.712		605200	(100%)	201130
					211820	(35%)	70400

CAUV # 4404

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

31-040007.0000-v082020R